

PREFERRED LAND USE PLAN



Legend:

- South Fergus Planning Area
- Property Lines (Approximate)
- Natural Heritage Features
- 30 m Natural Heritage Feature Buffer
- Creek
- Natural Hazard Limit
- Proposed Land Use**
- Low Density Residential
- Medium Density Residential
- Mixed Use Corridor
- Gateway Commercial
- Natural Heritage
- Highway Commercial
- Future School Location
- Community Park Location
- Neighbourhood Park Locations
- Preliminary SWM Locations
- Trail Corridor
- Proposed Collector Roads
- Potential Roundabout
- Future Intersection Improvements
- Property of Cultural Heritage Value or Interest

SECONDARY PLAN - LAND USE DESIGNATIONS



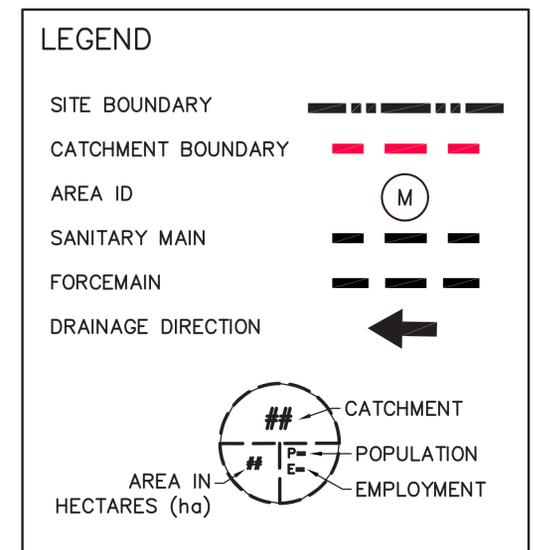
PRELIMINARY PREFERRED SANITARY DRAINAGE PLAN



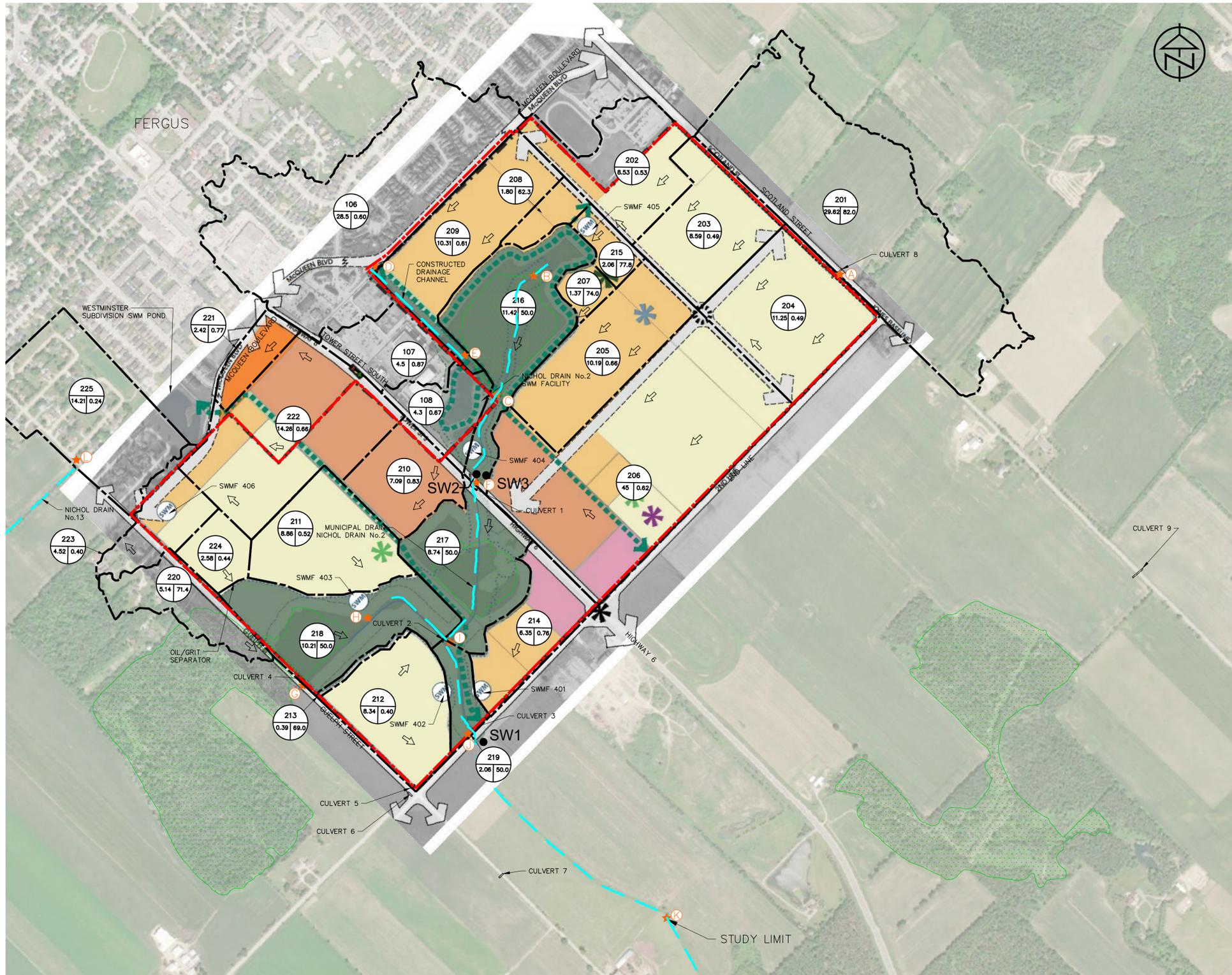
ALTERNATIVES EVALUATED TO DETERMINE RECOMMENDED DESIGN:

- UTILIZATION OF EXISTING INFRASTRUCTURE FOR STUDY AREA
- NEW GRAVITY SEWER FOR STUDY AREA TO UNION STREET PUMPING STATION
- NEW PUMPING STATION FOR STUDY AREA TO UNION STREET PUMPING STATION

NOTE: THE ALTERNATIVE ASSOCIATED WITH THE GRAVITY SEWER OPTION IS UNDER FURTHER REVIEW

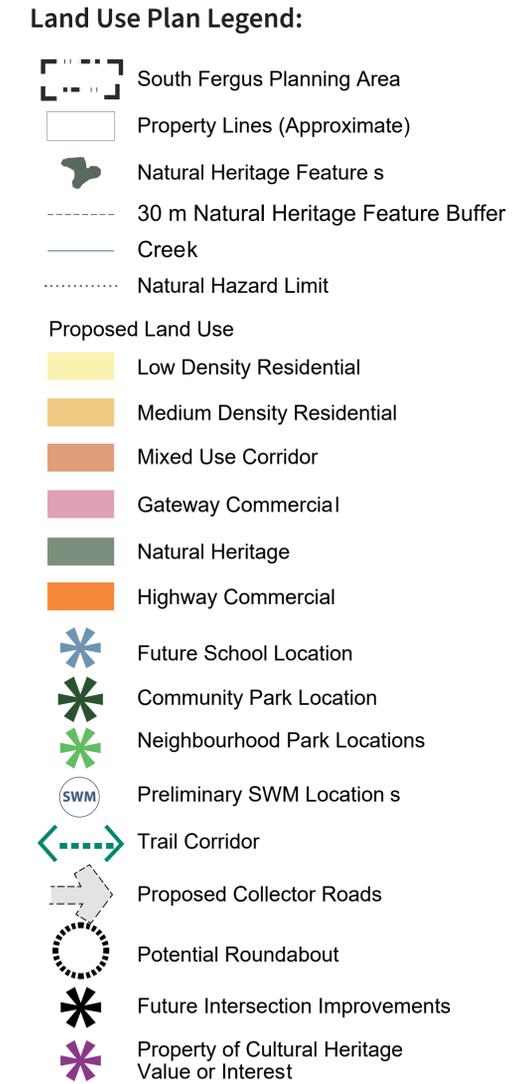
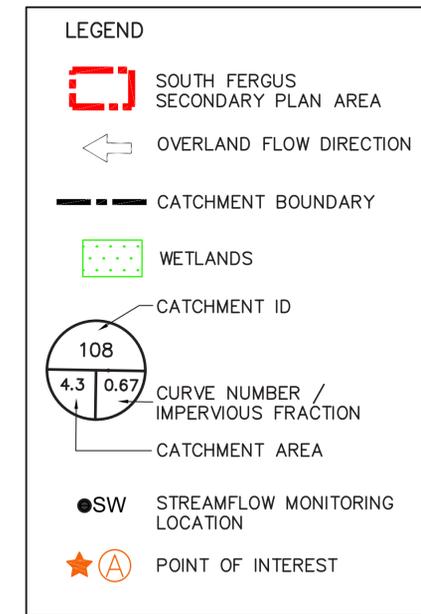


PREFERRED STORMWATER DRAINAGE PLAN



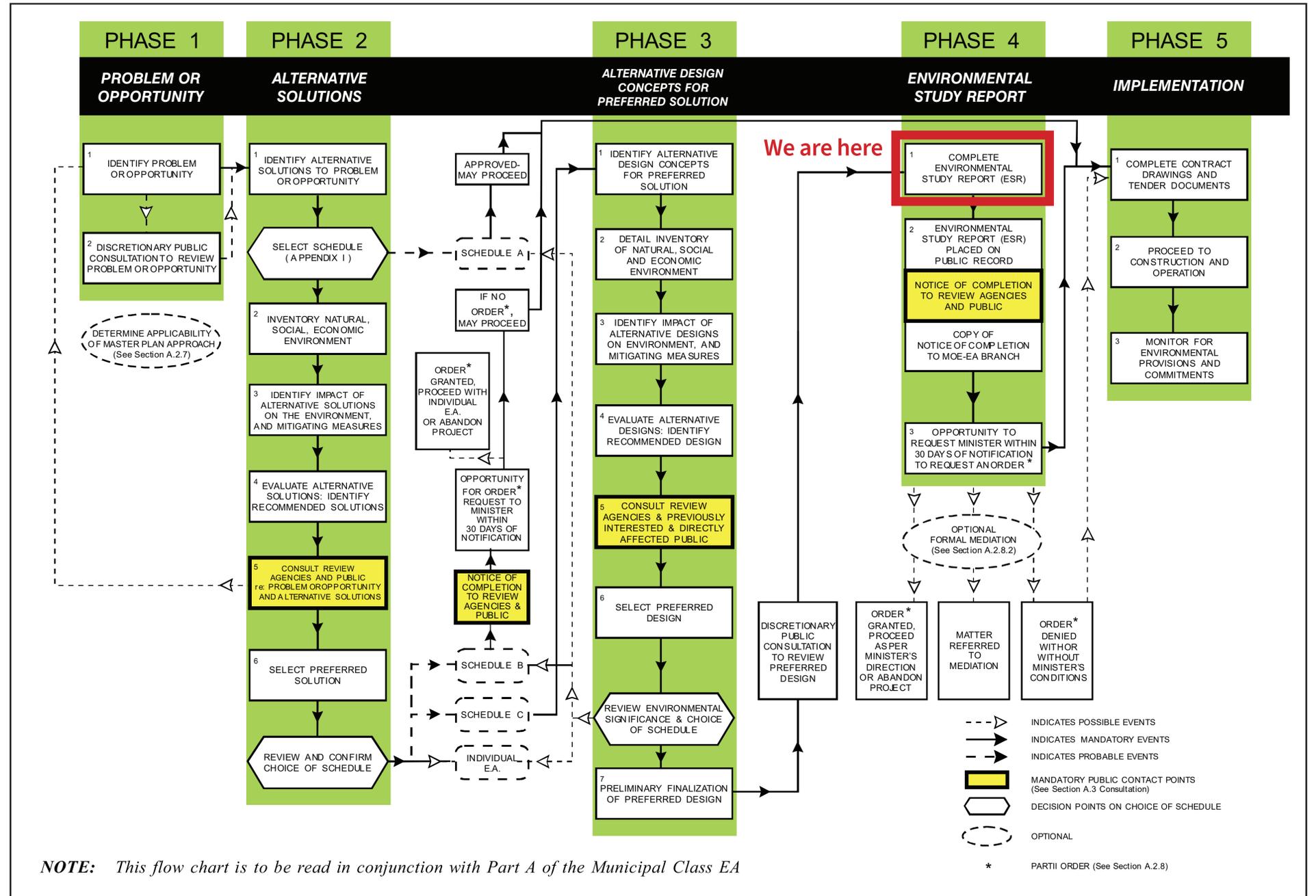
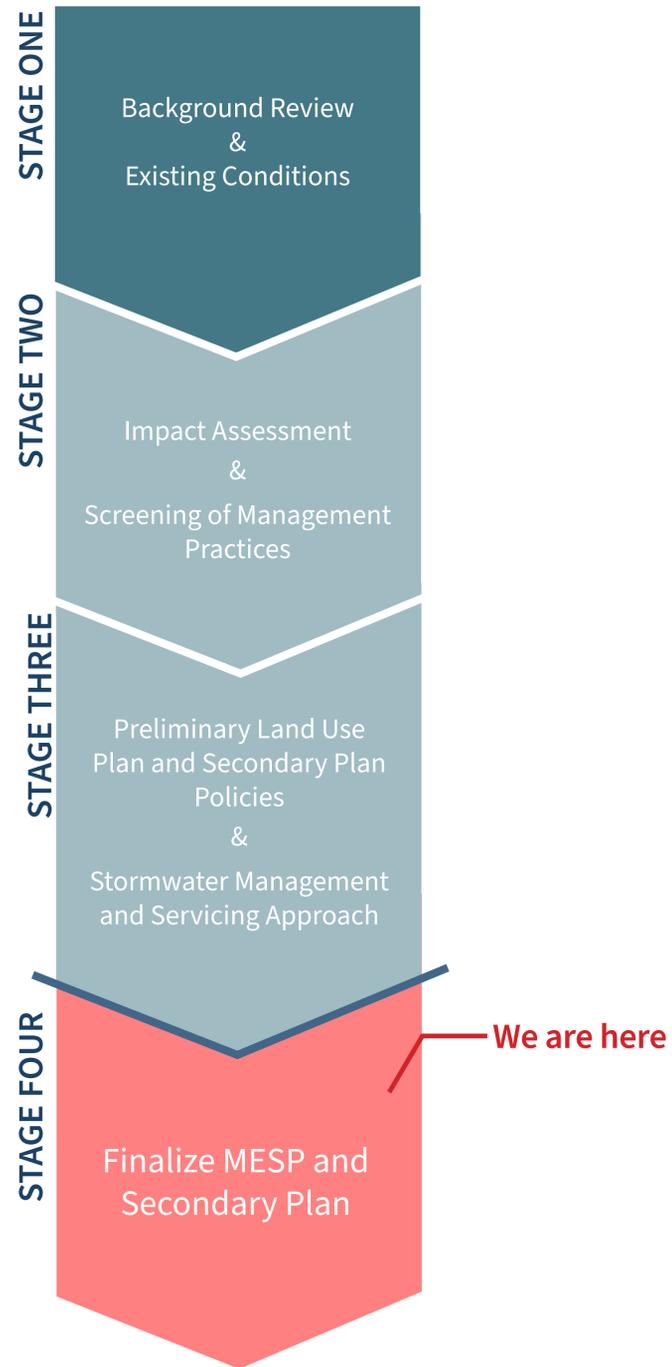
ALTERNATIVES EVALUATED TO DETERMINE RECOMMENDED DESIGN:

- UTILIZATION OF EXISTING STORMWATER MANAGEMENT FACILITIES
- DEVELOPMENT OF NEW STORMWATER MANAGEMENT FACILITIES



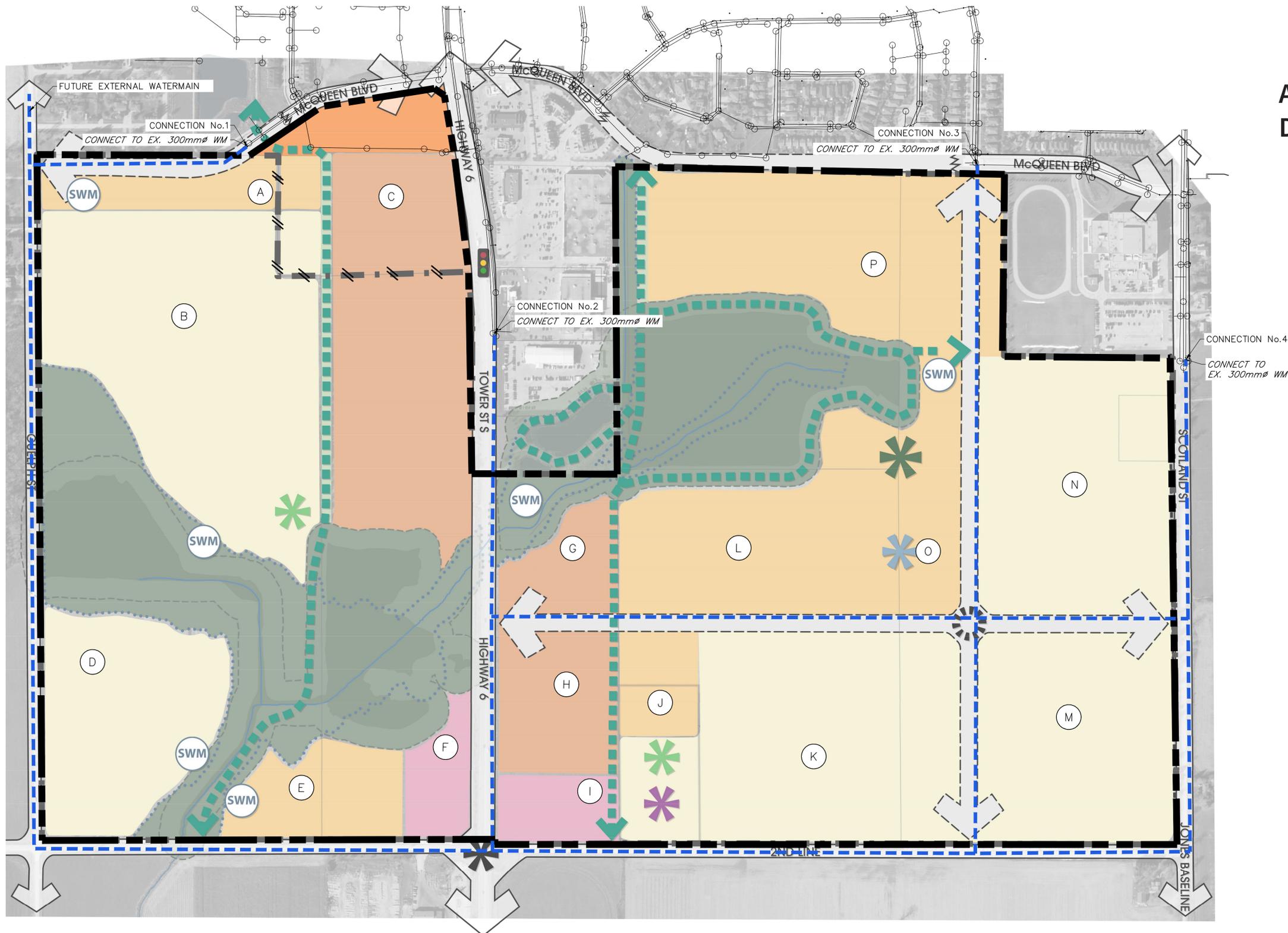
MESP & SECONDARY PLAN STUDY PROCESS

MUNICIPAL CLASS EA PLANNING AND DESIGN PROCESS



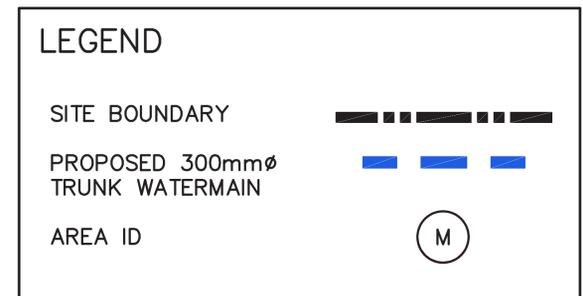
NOTE: IMPLEMENTATION (PHASE 5) WILL BE ADDRESSED THROUGH FUTURE PLANNING AND ENGINEERING PROCESSES

PREFERRED WATERMAIN LAYOUT

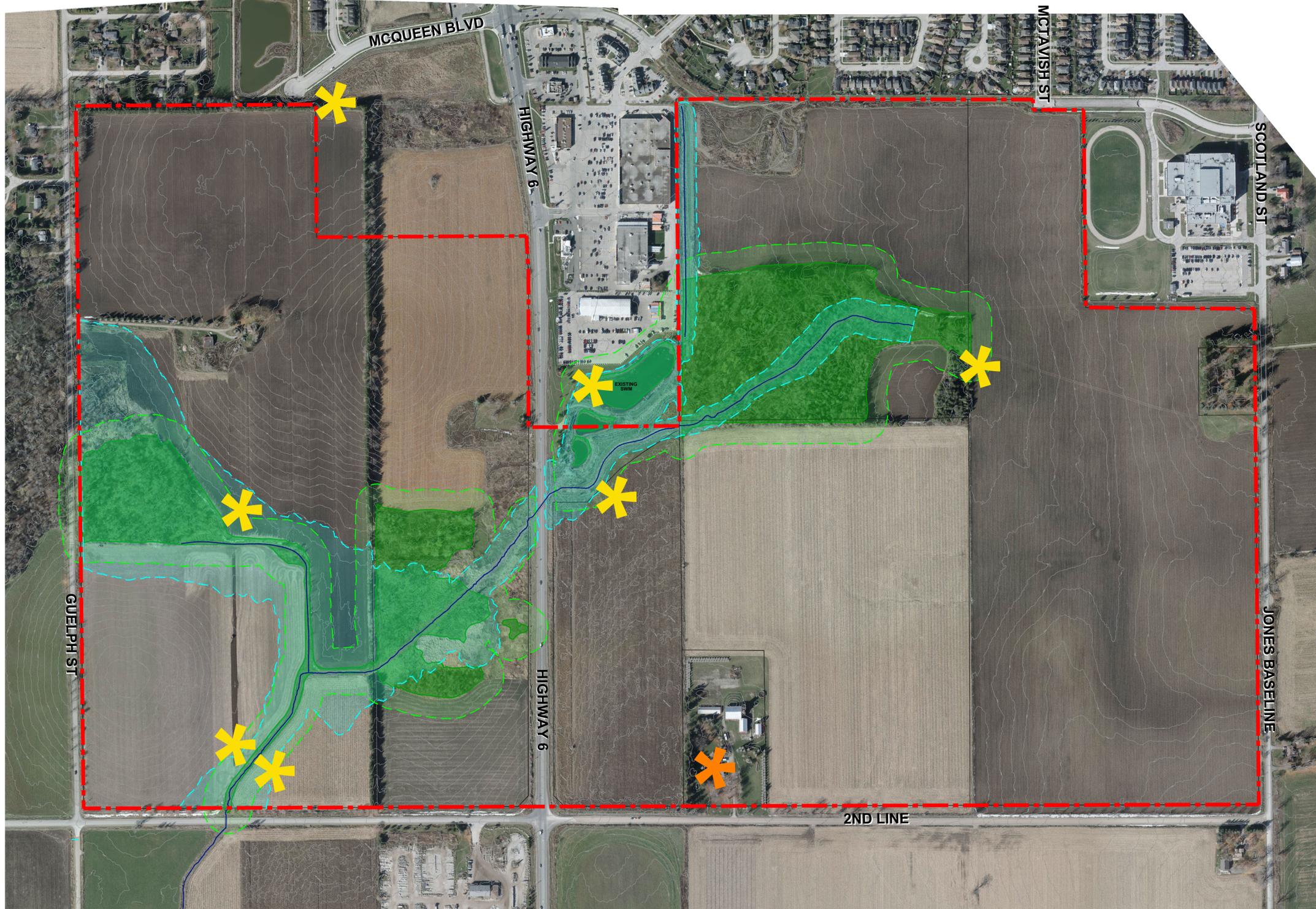


ALTERNATIVES EVALUATED TO DETERMINE RECOMMENDED DESIGN:

- DEVELOPMENT OF STUDY AREA WITH EXTENSIONS FOR FULL MUNICIPAL WATER SERVICE



EXISTING CONDITIONS



Legend:

-  Study Area (±153 ha)
-  Parcel Fabric*
-  Properties of Cultural Heritage Value or Interest
-  Existing Stormwater Management Facilities
-  Natural Heritage Features
-  30 m Natural Heritage Feature Buffer
-  Natural Hazard Limit
(Includes flood and erosion hazard limits)
-  Existing Municipal Drain/Watercourse