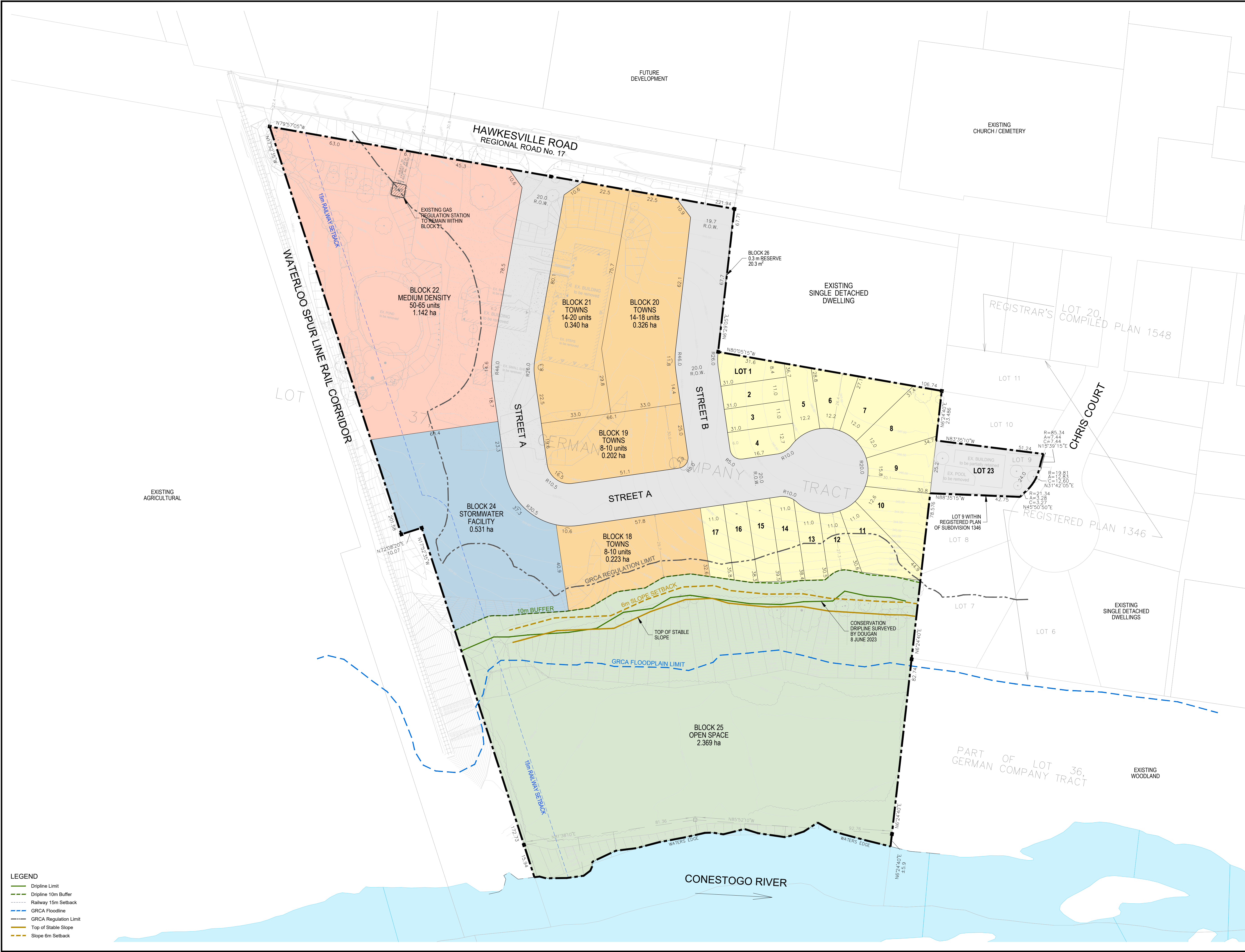
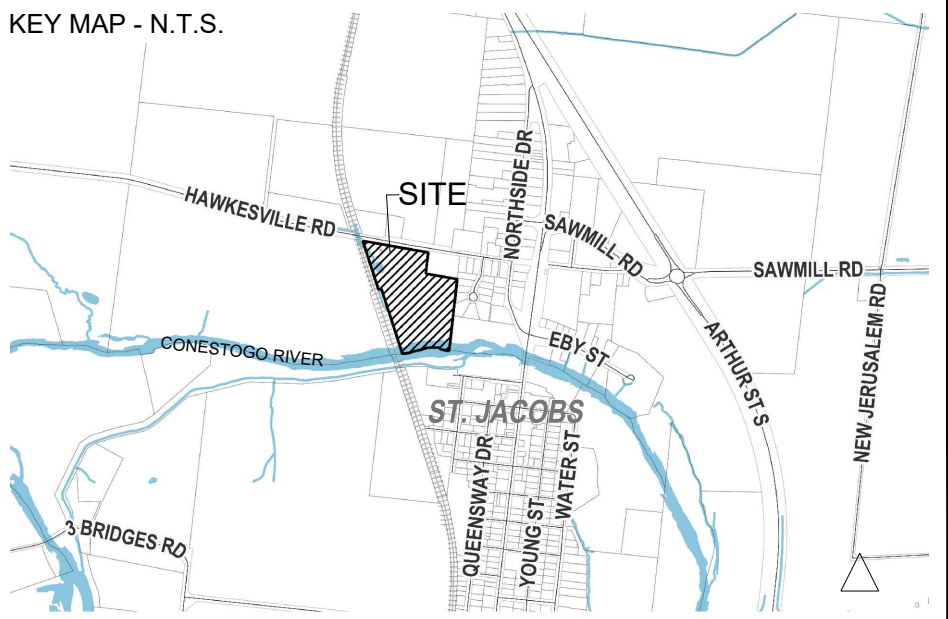




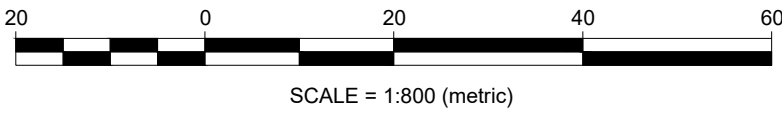
- LEGEND
- Dripline Limit
 - Dripline 10m Buffer
 - Railway 15m Setback
 - GRCA Floodline
 - GRCA Regulation Limit
 - Top of Stable Slope
 - Slope 6m Setback



DRAFT PLAN OF SUBDIVISION

PART OF LOT 37, GERMAN COMPANT TRACT,
TOWNSHIP OF WOOLWICH
REGIONAL MUNICIPALITY OF WATERLOO

51-55 HAWKESVILLE ROAD, ST. JACOBS



LAND USE SCHEDULE			
DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
Single Detached	1-17	17	0.793
Street Townhouses	18-21	44-58	1.092
Medium Density	22	50-65	1.139
Existing Residential	23	1	0.110
Stormwater Facility	24	-	0.531
Open Space	25	-	2.369
0.3 m Reserve	26	-	0.002
Public Roads	-	-	0.921
TOTAL		112-141	6.958

DENSITY	GROSS	NET
Area (ha)	6.958	4.589
Density (upha)	16.1 - 20.3	24.4 - 30.7
People & Jobs per ha. (P&J/ha)	62.7 - 78.1	41.4 - 51.5

NOTES:

- Lot 9 within Registered Plan of Subdivision 1346 (municipally known as 9 Christ Court) forms part of the subject lands solely for the purpose of securing consent for the proposed subdivision through the current subdivision application. No changes are proposed to Lot 9, which is identified as proposed Lot 23, and so it will not form part of the Registered Plan of Subdivision following draft approval.
- The limit of development is defined by a 10.0 metre conservation buffer measured from the surveyed dripline.

INFORMATION REQUIRED
UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990, c.P.13 AS AMENDED
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,i,j,g.) AND I ARE AS SHOWN ON THE DRAFT PLAN.

(h) Municipal Water Supply
(i) Silty Sands
(k) Municipal Sanitary and Storm Sewers

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

Jason Elliott
JASON ELLIOTT, O.L.S.
J.D. Barnes Limited
March 12, 2026
DATE

OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE FILING OF THIS PLAN BY POLOCORP INC., IN DRAFT FORM

Mike Puopolo
MIKE PUOPOLO
Polocorp Inc.
March 12, 2026
DATE

APPROVALS

REVISIONS		
DATE	BY	DESCRIPTION
2026.03.12	GFE	ISSUED FOR DPS (SUB. 1) & OPA / ZBA (SUB. 3)

POLOCORP

379 Queen Street South
Kitchener, ON N2T 1W6
polocorpinc.com
519-745-3249

DATE: 2026.03.12
PROJECT: 1010 (Hawkesville)
FILE: dps1010-2026.03.12.dwg

SCALE 1:800 (metric)
DRAWN BY: GFE