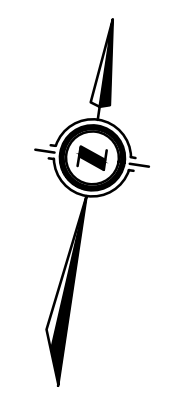
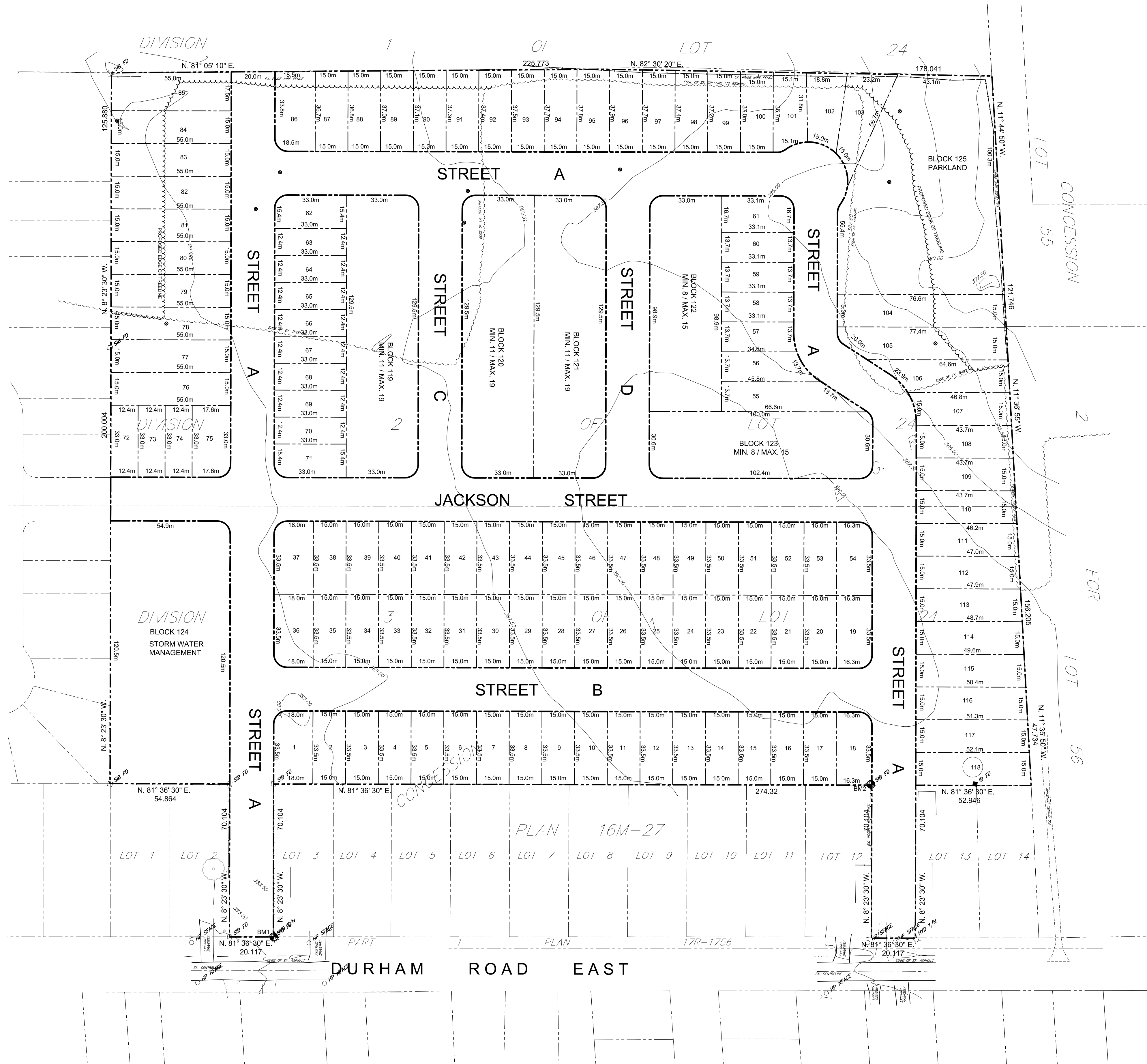


LEGEND

---	EXISTING STREET/PROPERTY LINES	---	EXISTING CATCH BASIN
---	PROPOSED STREET/PROPERTY LINES	---	EXISTING HYDRO GUY WIRE
---	EDGE OF EXISTING PAVEMENT	---	EXISTING HYDRO POLE
---	EDGE OF EXISTING GRAVEL	---	EXISTING TELEPHONE PEDESTAL
---	EXISTING STORM SEWER	---	STANDARD IRON BAR
---	EXISTING FENCE	---	IRON BAR
---	EXISTING TREE LINE	---	EXISTING DECIDUOUS TREE AND DIAMETER
---	EXISTING UNDERGROUND TELEPHONE CABLE	---	EXISTING CONIFEROUS TREE AND DIAMETER
---	EXISTING UNDERGROUND GAS LINE	---	BENCHMARK
---	EXISTING UNDERGROUND HYDRO CABLE	---	EXISTING CONTOUR
---	EXISTING DITCH	---	
---	EXISTING MANHOLE	---	



**DRAFT PLAN OF SUBDIVISION
PART OF DIVISIONS 2 AND 3 OF LOT 24
CONCESSION 1
EAST OF THE GARAFRAXA ROAD
GEOGRAPHIC TOWNSHIP OF GLENELG
MUNICIPALITY OF WEST GREY
COUNTY OF GREY**

RELEVANT SITE INFORMATION

DETACHED RESIDENTIAL LOTS (LOTS 1 TO 119)	6.765 ha.
MULTI-FAMILY RESIDENTIAL LOTS (STREET TOWNHOUSES) (LOTS 119 TO 123)	1.920 ha.
MUNICIPAL STREET (JACKSON STREET, STREETS A TO D)	3.785 ha.
STORMWATER MANAGEMENT (BLOCK 124)	0.660 ha.
PARKLAND (BLOCK 125)	0.655 ha.
TOTAL PROPOSED SUBDIVISION	13.780 ha.

NOTE: 0.56 ha OF THE SINGLE FAMILY RESIDENTIAL LOTS ARE PROPOSED TO REMAIN AS TREE RETENTION AS WILL THE PARKLAND AREA.

UNDER SECTION 51 OF THE PLANNING ACT

a. AS SHOWN	g. AS SHOWN
b. AS SHOWN	h. MUNICIPAL WATER SUPPLY
c. AS SHOWN	i. SANDY SILT & GRAVEL
d. SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL	j. AS SHOWN
e. AS SHOWN	k. WATER, STORM SEWERS, SANITARY SEWERS, HYDRO, TELEPHONE
f. AS SHOWN	l. AS SHOWN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

Feb 18 2020
DATE

Neil Milne
NEIL MILNE
ONTARIO LAND SURVEYOR
HEWETT AND MILNE LTD.
302 8TH STREET EAST
OWEN SOUND, ON N4K 5P1

OWNER'S CERTIFICATE

I, THE REGISTERED OWNER OF THESE LANDS, HEREBY AUTHORIZE COBIDE ENGINEERING INC. TO SUBMIT THIS DRAFT PLAN FOR APPROVAL.

FEBRUARY 19, 2020
DATE

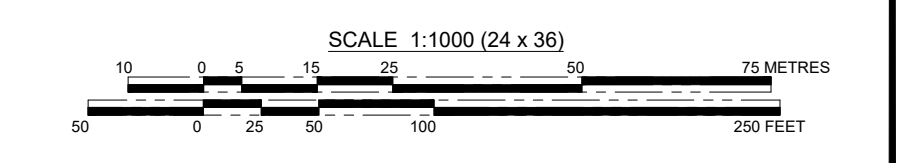
Walter Broos
OWNER:
WALTER BROOS
I HAVE THE AUTHORIZATION TO BIND THE CORPORATION
TIFFANY DEVELOPMENT CORPORATION
836 NORMANDY DRIVE
WOODSTOCK, ON
N4T 0E6

Notes

- TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY COBIDE ENGINEERING COMPLETED ON NOVEMBER 11, 2019.
- PROPERTY BOUNDARY DERIVED FROM INFORMATION SHOWN ON REGISTERED PLAN 16M-27 BY HEWETT AND MILNE LTD. DATED JUNE 2, 2009.

Benchmark Information

BM1	SIB ON THE WEST SIDE OF THE PROPOSED WESTERLY INTERSECTION WITH DURHAM ROAD.	ELEVATION	383.14m
BM2	SIB LOCATED AT THE SOUTHEAST CORNER OF LOT 17.	ELEVATION	388.89m



No.	DATE	DESCRIPTION	BY	APPD
3	MAY 25/21	FOURTH SUBMISSION	TLB	TLB
2	JUN 18/20	THIRD SUBMISSION	TLB	TLB
1	APR 13/20	SECOND SUBMISSION	TLB	TLB
0	FEB 19/20	FIRST SUBMISSION	TLB	TLB
REVISION / ISSUE				

COBIDE ENGINEERING INC.
517 - 10th STREET, Hanover, Ontario N4N 1R4
Telephone: (519) 506-5959
www.cobideeng.com

Client: **TIFFANY DEVELOPMENT CORPORATION**

Design:	TLB	Scale:	1:1000
Drawn:	TLB	Approved:	
Checked:	SJC		
Date:	AUG 2016		

DRAWING No. 01840-DP-1

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