

KEY MAP n.t.s

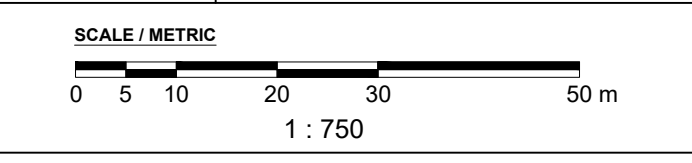
DRAFT PLAN OF SUBDIVISION OF PART OF LOTS 421, 422, 423, 424 AND 425 REGISTERED PLAN 309 (FORMERLY TOWN OF MEAFORD) MUNICIPALITY OF MEAFORD COUNTY OF GREY

SURVEYOR CERTIFICATE:
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATION TO THE ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.
 DATED THE 31 DAY OF MAY, 2021. NAME: PAUL R. THOMSEN
 ONTARIO LAND SURVEYOR

OWNER CERTIFICATE:
 AS OF THE DATE ON THIS PLAN THE UNDERSIGNED BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE _____ TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION AND TO MAKE APPLICATION TO THE GREY COUNTY PLANNING DEPARTMENT FOR APPROVAL THEREOF.
 DATED THE ____ DAY OF _____, 2021. NAME: _____
 I HAVE THE AUTHORITY TO BIND THE CORPORATION

- PLANNING ACT, SECTION 51(17)**
- (a) As shown on draft plan
 - (b) As shown on draft plan
 - (c) As shown on draft plan
 - (d) See schedule of land use
 - (e) As shown on draft plan
 - (f) As shown on draft plan
 - (g) Piped municipal treated water
 - (h) Clayey sandy silt
 - (i) As shown on draft plan
 - (j) Municipal sanitary sewer
 - (k) None

Revision#	Date D/M/Y	Description / Notes
1.	27/04/2021	DRAFT PLAN FOR SUBMISSION
2.	20/05/2021	REVISED DRAFT PLAN FOR SUBMISSION
3.	31/05/2021	REVISED DRAFT PLAN FOR SUBMISSION



ZUBEK, EMO
PATTEN & THOMSEN
 LIMITED
 ONTARIO LAND SURVEYORS
 200 MOUNTAIN ROAD
 UNIT 4
 COLLINGWOOD, ONTARIO L9Y 4V5
 PHONE: (705) 445-4910

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 approvals facilitators ontario canada L9Y 1A8
 development managers v 705 446 9917 f 446 9918
 travisinc.ca

File/CAD: TA-MEAFORD-DRAFT.dwg	Date: 31-05-2021	Drafted by: D.C.	Checked by: C.T.	D-1
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- NOTES**
- DENOTES AERIAL UTILITY LINE
 - DENOTES HYDRO POLE
 - DENOTES SANITARY MANHOLE
 - DENOTES FIRE HYDRANT
 - DENOTES CORRUGATED STEEL PIPE AND DIAMETER
 - DENOTES GAS MAIN
 - DENOTES CABLE TV PRECAST
 - DENOTES CONDUIT
 - DENOTES CONIFEROUS TREE

SINGLE DETACHED LOTS: 4-21, 26-41, 45-51, 60-66 / 48 LOTS (48 DWELLING UNITS)
 SEMI-DETACHED LOTS: 1-3, 22-25, 42-44, 52-59, 67 / 19 LOTS (38 DWELLING UNITS)
 TOTAL LOTS - 67 (86 DWELLING UNITS)
 TOTAL SITE AREA(m²) - 52062.71
 TOTAL NET DEVELOPMENT AREA(m²) - 39186.56
 (TOTAL SITE AREA LESS ROAD SYSTEM AND SWM BLOCK)
 DENSITY - 21.9 DWELLING UNITS/HA
 (TOTAL NUMBER OF DWELLING UNITS PER TOTAL NET DEVELOPMENT AREA)

SCHEDULE OF LAND USE
 LOTS - USE - AREA(m²)

LOT 1-LOT 3 - SEMI-DETACHED LOTS - 1626.29
 LOT 4-LOT 9 - SINGLE DETACHED LOTS - 4411.67
 LOT 10-LOT 21 - SINGLE DETACHED LOTS - 7967.05
 LOT 22-LOT 23 - SEMI-DETACHED LOTS - 1212.44
 LOT 24-LOT 25 - SEMI-DETACHED LOTS - 1359.4
 LOT 26-LOT 41 - SINGLE DETACHED LOTS - 9492.61
 LOT 42-LOT 43 - SEMI-DETACHED LOTS - 1177.15
 LOT 45-LOT 51 - SINGLE DETACHED LOTS - 2678.84
 LOT 52-LOT 55, LOT 44 - SEMI-DETACHED LOTS - 2582.31
 LOT 56-LOT 59, LOT 67 - SEMI-DETACHED LOTS - 2795.95
 LOT 60-LOT 66 - SINGLE DETACHED LOTS - 2840.03
 LOTS 1-67 TOTAL AREA(m²) - 38143.74

OPEN SPACE BLOCKS
 BLOCK 68 - STORM WATER MANAGEMENT (SWM) - 2649.02
 BLOCK 69 - OPEN SPACE-WALKWAY SERVICE CONNECTION - 663.24
 BLOCK 70 - FUTURE DEVELOPMENT - 379.58
 OPEN SPACE TOTAL AREA(m²) - 3691.84

ROAD SYSTEM
 STREET A - 6227.43
 BLOCK 71 - CONDOMINIUM ROAD - 893.22
 BLOCK 72 - CONDOMINIUM ROAD - 1253.94
 BLOCK 73 - CONDOMINIUM ROAD - 1852.57
 ROAD SYSTEM TOTAL AREA(m²) - 10227.13