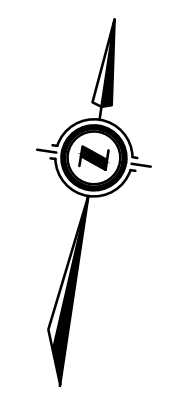


LEGEND	
	EXISTING STREET/PROPERTY LINES
	PROPOSED STREET/PROPERTY LINES
	EDGE OF EXISTING PAVEMENT
	EDGE OF EXISTING GRAVEL
	EXISTING STORM SEWER
	EXISTING FENCE
	EXISTING TREE LINE
	EXISTING UNDERGROUND TELEPHONE CABLE
	EXISTING UNDERGROUND GAS LINE
	EXISTING UNDERGROUND HYDRO CABLE
	EXISTING DITCH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



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)	7.920 ha.
SEMI-DETACHED RESIDENTIAL LOTS (LOTS 124 TO 178)	2.124 ha.
MULTI-FAMILY RESIDENTIAL BLOCKS (BLOCKS 179 TO 181)	1.889 ha.
MUNICIPAL STREET (JACKSON STREET, STREETS A TO G)	4.343 ha.
PARKLAND (BLOCK 182)	0.170 ha.
PARKLAND/ FUTURE ROAD ALLOWANCE (BLOCK 183)	0.081 ha.
DRAINAGE BLOCKS (BLOCK 184 TO 186)	1.121 ha.
FUTURE ROAD ALLOWANCE (BLOCK 187)	0.081 ha.
TOTAL PROPOSED SUBDIVISION	17.729 ha.

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, SEMI-DETACHED RESIDENTIAL	j. AS SHOWN
MULTI-FAMILY RESIDENTIAL	k. WATER, STORM SEWERS, SANITARY SEWERS, HYDRO, TELEPHONE
e. AS SHOWN	l. AS SHOWN
f. 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.

AUGUST 24, 2018
DATE

LUKE WILCOX
ONTARIO LAND SURVEYOR
VAN HARTEN SURVEYING INC.
685 RIDDELL ROAD, UNIT 6
ORANGEVILLE, ON L9W 5G5

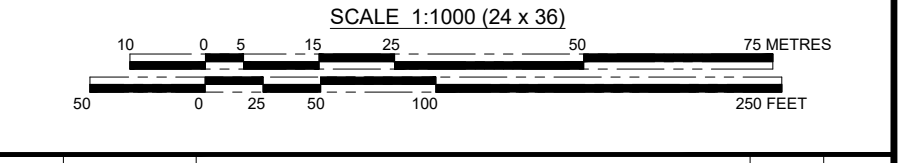
OWNER'S CERTIFICATE
I, THE REGISTERED OWNER OF THESE LANDS, HEREBY
AUTHORIZE COBIDE ENGINEERING INC. TO SUBMIT
THIS DRAFT PLAN FOR APPROVAL.

AUGUST 24, 2018
DATE

OWNER:
JOHN WELTON
I HAVE THE AUTHORIZATION TO BIND THE CORPORATION
JOHN WELTON CUSTOM HOMEBUILDING LTD.
685 RIDDELL ROAD, UNIT 6
ORANGEVILLE, ON
L9W 5J7

Notes
1. TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY SMC GEOMATICS INC. COMPLETED ON SEPTEMBER 7, 2016.
2. PROPERTY BOUNDARY DERIVED FROM INFORMATION SHOWN ON A PLAN OF SURVEY BY VAN HARTEN SURVEYING INC. DATED AUGUST 16, 2018 UNDER PROJECT NO. 23957-16.

Benchmark Information
BM1
SIB ON THE WEST SIDE OF THE PROPOSED INTERSECTION WITH DURHAM ROAD.
ELEVATION 376.44m
BM2
SIB LOCATED AT THE EAST LIMIT OF JACKSON STREET ON THE SOUTH SIDE OF THE ROAD ALLOWANCE.
ELEVATION 378.05m



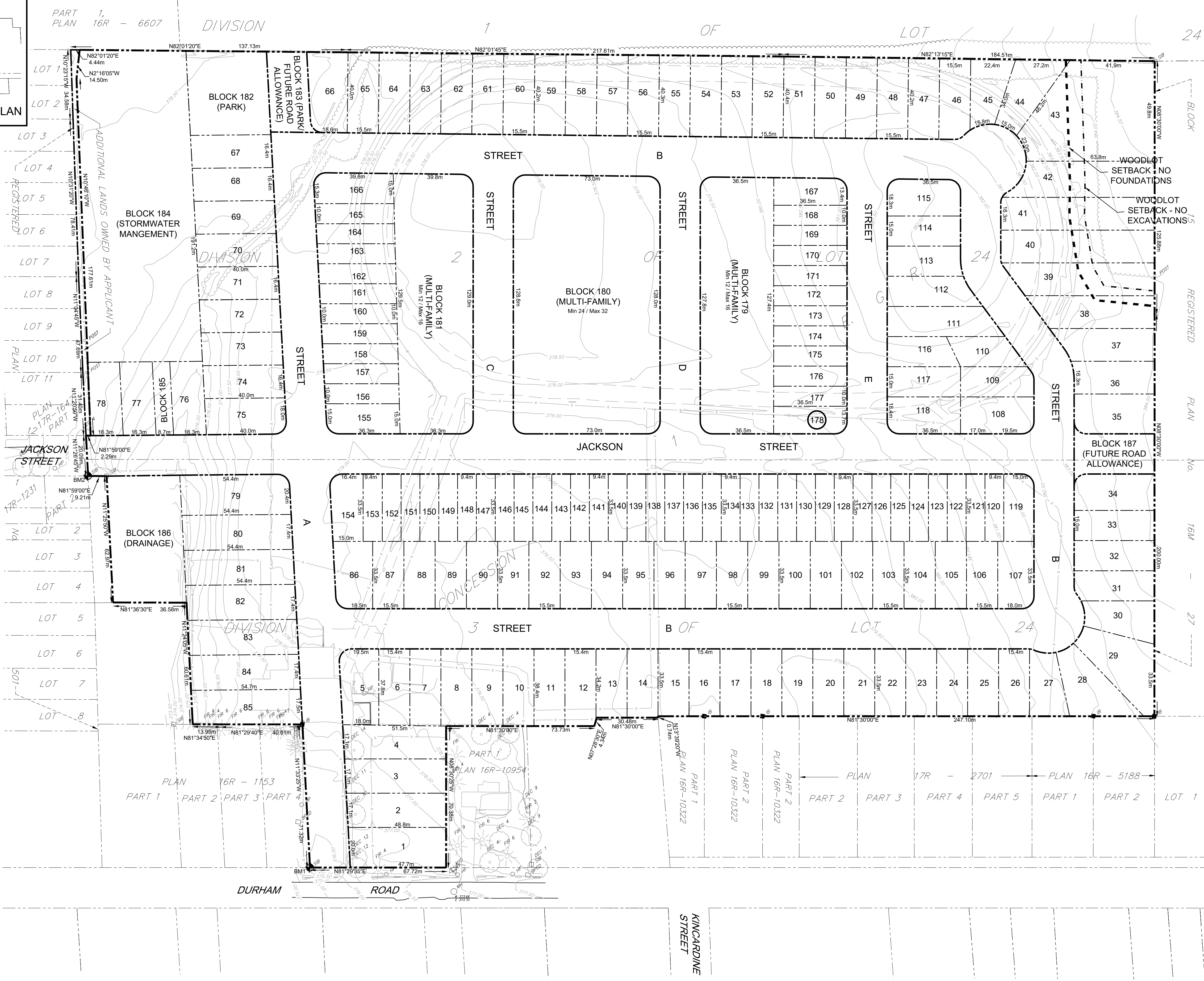
No.	DATE	DESCRIPTION	BY	APPD
1	AUG 24/18	SECOND SUBMISSION	TLB	TLB
0	FEB 8/18	PRELIMINARY SUBMISSION	TLB	TLB

COBIDE ENGINEERING INC.
464A - 10th STREET, Hanover, Ontario N4N 1R1
Telephone: (519) 506-5959
www.cobideeng.com

Client: SUNVALE HOMES INC.
Design: TLB Scale: 1:1000
Drawn: TLB Approved:
Checked: SJC
Date: AUG 2016 Design Engineer

DRAWING No. 00701-DP-1

LOT INFORMATION							
LOT NUMBER	FRONTAGE (m) (AS DEFINED IN ZONING BY-LAW)	AREA (sq.m.)	LOT TYPE	LOT NUMBER	FRONTAGE (m) (AS DEFINED IN ZONING BY-LAW)	AREA (sq.m.)	LOT TYPE
1	20.0	863	DETACHED	93	15.5	521	DETACHED
2	17.1	838	DETACHED	94	15.5	521	DETACHED
3	17.1	854	DETACHED	95	15.5	521	DETACHED
4	17.1	852	DETACHED	96	15.5	521	DETACHED
5	19.5	709	DETACHED	97	15.5	521	DETACHED
6	15.4	585	DETACHED	98	15.5	521	DETACHED
7	15.4	587	DETACHED	99	15.5	521	DETACHED
8	15.4	589	DETACHED	100	15.5	521	DETACHED
9	15.4	591	DETACHED	101	15.5	521	DETACHED
10	15.4	592	DETACHED	102	15.5	521	DETACHED
11	15.4	593	DETACHED	103	15.5	521	DETACHED
12	15.4	592	DETACHED	104	15.5	521	DETACHED
13	15.4	529	DETACHED	105	15.5	521	DETACHED
14	15.4	528	DETACHED	106	15.5	521	DETACHED
15	15.4	514	DETACHED	107	18.0	595	DETACHED
16	15.4	514	DETACHED	108	18.4	663	DETACHED
17	15.4	514	DETACHED	109	15.3	490	DETACHED
18	15.4	514	DETACHED	110	18.7	470	DETACHED
19	15.4	514	DETACHED	111	18.7	797	DETACHED
20	15.4	514	DETACHED	112	17.8	634	DETACHED
21	15.4	514	DETACHED	113	15.0	552	DETACHED
22	15.4	514	DETACHED	114	15.0	548	DETACHED
23	15.4	514	DETACHED	115	18.1	651	DETACHED
24	15.4	514	DETACHED	116	15.0	494	DETACHED
25	15.4	514	DETACHED	117	15.0	548	DETACHED
26	15.4	514	DETACHED	118	18.4	663	DETACHED
27	15.3	530	DETACHED	119	15.0	495	SEMI
28	15.0	820	DETACHED	120	9.4	314	SEMI
29	15.0	895	DETACHED	121	9.4	314	SEMI
30	15.0	599	DETACHED	122	9.4	314	SEMI
31	15.4	590	DETACHED	123	9.4	314	SEMI
32	15.0	600	DETACHED	124	9.4	314	SEMI
33	15.0	600	DETACHED	125	9.4	314	SEMI
34	18.1	716	DETACHED	126	9.4	314	SEMI
35	19.8	785	DETACHED	127	9.4	314	SEMI
36	16.4	657	DETACHED	128	9.4	314	SEMI
37	19.5	759	DETACHED	129	9.4	314	SEMI
38	20.3	953	DETACHED	130	9.4	314	SEMI
39	20.1	1149	DETACHED	131	9.4	314	SEMI
40	16.3	1247	DETACHED	132	9.4	314	SEMI
41	16.3	1247	DETACHED	133	9.4	314	SEMI
42	21.6	1221	DETACHED	134	9.4	314	SEMI
43	23.0	2898	DETACHED	135	9.4	314	SEMI
44	15.0	712	DETACHED	136	9.4	314	SEMI
45	15.8	571	DETACHED	137	9.4	314	SEMI
46	15.5	609	DETACHED	138	9.4	314	SEMI
47	15.5	624	DETACHED	139	9.4	314	SEMI
48	15.5	624	DETACHED	140	9.4	314	SEMI
49	15.5	624	DETACHED	141	9.4	314	SEMI
50	15.5	625	DETACHED	142	9.4	314	SEMI
51	15.5	625	DETACHED	143	9.4	314	SEMI
52	15.5	625	DETACHED	144	9.4	314	SEMI
53	15.5	625	DETACHED	145	9.4	314	SEMI
54	15.5	624	DETACHED	146	9.4	314	SEMI
55	15.5	624	DETACHED	147	9.4	314	SEMI
56	15.5	624	DETACHED	148	9.4	314	SEMI
57	15.5	623	DETACHED	149	9.4	314	SEMI
58	15.5	623	DETACHED	150	9.4	314	SEMI
59	15.5	623	DETACHED	151	9.4	314	SEMI
60	15.5	622	DETACHED	152	9.4	314	SEMI
61	15.5	622	DETACHED	153	9.4	314	SEMI
62	15.5	621	DETACHED	154	16.4	526	SEMI
63	15.5	621	DETACHED	155	15.0	541	SEMI
64	15.5	621	DETACHED	156	10.0	366	SEMI
65	15.5	620	DETACHED	157	10.0	369	SEMI
66	18.6	765	DETACHED	158	10.0	371	SEMI
67	18.4	655	DETACHED	159	10.0	374	SEMI
68	18.4	655	DETACHED	160	10.0	377	SEMI
69	18.4	655	DETACHED	161	10.0	379	SEMI
70	18.4	655	DETACHED	162	10.0	382	SEMI
71	18.4	655	DETACHED	163	10.0	385	SEMI
72	18.4	655	DETACHED	164	10.0	387	SEMI
73	18.4	655	DETACHED	165	10.0	392	SEMI
74	18.4	655	DETACHED	166	15.4	593	SEMI
75	18.0	712	DETACHED	167	13.4	486	SEMI
76	18.3	595	DETACHED	168	10.0	364	SEMI
77	18.3	595	DETACHED	169	10.0	365	SEMI
78	18.3	584	DETACHED	170	10.0	365	SEMI
79	20.4	1080	DETACHED	171	10.0	365	SEMI
80	17.4	947	DETACHED	172	10.0	365	SEMI
81	17.4	947	DETACHED	173	10.0	365	SEMI
82	17.4	947	DETACHED	174	10.0	365	SEMI
83	17.4	948	DETACHED	175	10.0	365	SEMI
84	17.4	949	DETACHED	176	10.0	365	SEMI
85	17.5	938	DETACHED	177	10.0	365	SEMI
86	18.5	626	DETACHED	178	13.7	492	SEMI
87	15.5	521	DETACHED				
88	15.5	521	DETACHED				
89	15.5	521	DETACHED				
90	15.5	521	DETACHED				
91	15.5	521	DETACHED				
92	15.5	521	DETACHED				



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