

**LEGEND**

- Boundary of Subdivision
- Pavement (diagrammatic only)
- Survey - Van Harten Surveying Inc.
- Road Centerline

**AREA TABLE**

Future Residential Development	Blocks 6, 10	0.87 ha
Stacked Townhomes	Block 17	0.56 ha
Single Detached	Blocks 3, 4	0.74 ha
Townhomes	Blocks 5, 7, 8, 9, 11 & 12	1.56 ha
SWM Pond	Block 13	0.68 ha
Wetland Buffer	Block 14	0.12 ha
Wetland	Block 15	0.94 ha
Woodland Buffer	Block 2	0.22 ha
Open Space (Woodlot)	Block 1	2.21 ha
Area of Wetland Buffer that is non-wetland	Block 16	0.05 ha
Drainage	Block 18	0.1 ha
6 m Walkway & Drainage	Block 19	0.02 ha
Roads		1.51 ha ±
<b>TOTAL</b>		<b>9.58 ha ±</b>

**UNIT COUNT**

Single Detached Units	20
Future Residential	36 - 109
Stacked Townhome Units	34
Townhome Units	67
<b>TOTAL</b>	<b>157 - 230</b>

**ROAD LENGTH**

26.0m (85') R.O.W.	62.9 m
20.0m (67') R.O.W.	556.6 m
18.5m (61') R.O.W.	131.0 m
<b>TOTAL</b>	<b>750.5 m</b>

**ADDITIONAL INFORMATION REQUIRED UNDER THE PLANNING ACT**

- D. Residential single family, semi-detached, townhouses parkette, walkways, buffers & stormwater management facility
- H. Piped water to be provided
- I. Silt loam soil
- K. Sanitary and storm sewers to be provided

**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundaries of the lands to be subdivided as shown on this plan, and their relationship to the adjacent lands are correctly and accurately shown.

Luke G. Wilcox - O.L.S.  
Van Harten Surveying Inc.

**OWNERS AUTHORIZATION**

We, 2728476 Ontario Limited representing the registered owners of the registered lands hereby authorize DESIGN PLAN SERVICES INC. to prepare a draft plan of subdivision for submission and approval.

Gaston Butters - Owner  
Signature Day Month Year

**OWNERS AUTHORIZATION**

We, NMI Developments Inc. & Sahyog Investments Inc. representing the registered owners of the registered lands hereby authorize DESIGN PLAN SERVICES INC. to prepare a draft plan of subdivision for submission and approval.

J.D. Shah - Owner  
Signature Day Month Year

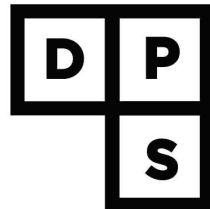
**NOTES**

All measurements are in metres.  
All elevations refer to Geodetic Datum.  
All curbs shown are diagrammatic only.

**DRAFT PLAN of PROPOSED SUBDIVISION**  
**PART of the EAST HALF of LOT 1**  
**CONCESSION 3, OLD SURVEY**  
(Geographic Township of Melancthon)  
**TOWN OF SHELBURNE**  
**COUNTY OF DUFFERIN**

**DESIGN PLAN SERVICES INC.**  
Town Planning Consultants

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1:1100 Scale	January 28th, 2025 Date	18130-56 Drawing Number	Rev.	Drawn	RW Design
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