

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____.

DATE _____ SIGNATURE _____

- LEGEND**
- SUBJECT LANDS
 - TOP OF SLOPE
 - EROSION HAZARD LIMIT
 - EMERGENCY ACCESS ALLOWANCE
 - 10m BUFFER FROM WOODLAND

MONTEITH BROWN
 PLANNING CONSULTANTS
 219 OXFORD STREET WEST, UNIT 302
 LONDON, ONTARIO, N6H 1S5 519.686.1300
 WWW.MBPCCA

DRAFT PLAN OF SUBDIVISION
 PART OF LOTS 2 CONCESSION 2,
 GEOGRAPHIC TOWNSHIP OF YARMOUTH
 MUNICIPALITY OF CENTRAL ELGIN,
 COUNTY OF ELGIN

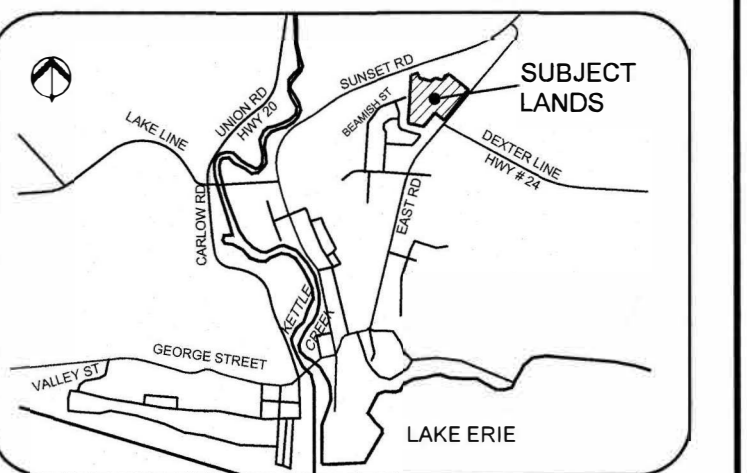
OWNER'S CERTIFICATE
 I, Jay McGuffin of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Subdivision on behalf of the owners Wastell Homes.

JAY MCGUFFIN, MCIP, RPP, MTE NOV. 15 2024
 MONTEITH BROWN PLANNING CONSULTANTS LTD.
 Date: **October 7, 2025**

SURVEYOR'S CERTIFICATE
 I hereby certify that the boundary of the subdivision as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

ROBERT WOOD, OLS
 AGM PLAN SURVEY ENGINEERS
 Date: **OCT 7 / 2025**

KEY PLAN N.T.S.



LAND USE SCHEDULE

LAND USE	Ha	%
LOW DENSITY RESIDENTIAL LOTS 1 TO 32	1.49	23
STREET TOWNS BLOCKS 33 TO 42	1.95	30
MEDIUM DENSITY RESIDENTIAL BLOCK 43	1.13	18
OPEN SPACE - SWM FACILITY BLOCK 44	0.39	6
STREETS & RESERVES BLOCKS 45 & 46	1.47	23
DEVELOPABLE AREA	6.42	100
NATURAL HERITAGE / HAZARD BLOCK 47	1.81	
TOTAL AREA	8.23	

PREPARED FOR

WASTELL HOMES

REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990 (as amended)

a) as shown on plan	g) as shown on plan
b) as shown on plan	h) municipal water
c) as shown on plan	i) sandy silt & silty sand
d) according to land use schedule	j) as shown on plan
e) as shown on plan	k) municipal sanitary sewers
f) as shown on plan	l) as shown on plan

RECORD OF SUBMISSION

No.	REMARKS	DATE
1	SUBMITTED FOR REVIEW	Mar 2025
2	ADD EASEMENT & LABELS	Oct 2025

SCALE: 1:750

ADDRESS: **WATERMARK**
 5013 EAST ROAD, PORT STANLEY

DRAWN BY: BS	CHECKED BY: PM	PROJECT No.: 07-992
DESIGNED BY: JN	APPROVED BY: JMC	DRAWING No.: DP
SCALE: on 24x36 1:750	DATE: Oct 03, 2025	

