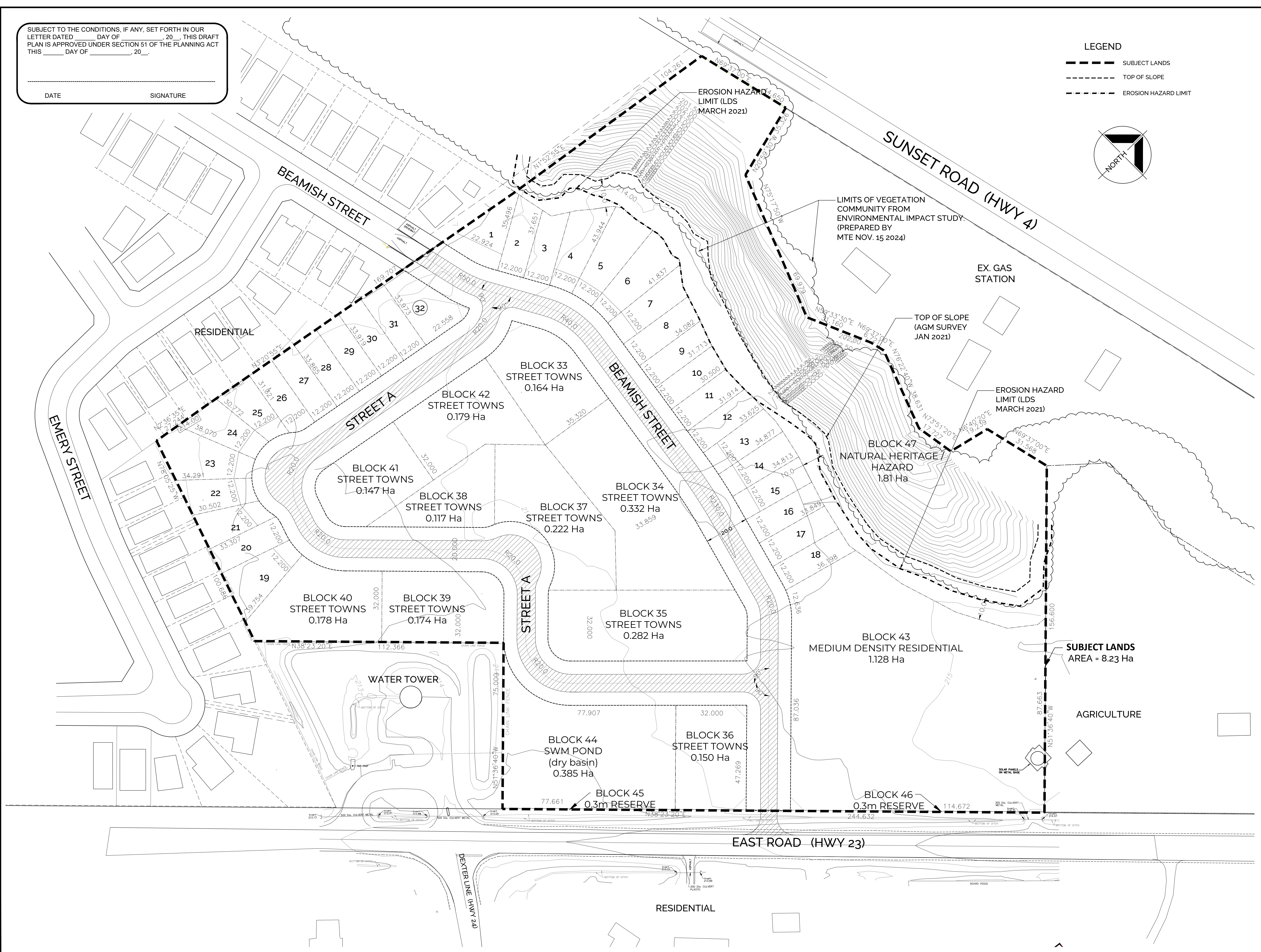


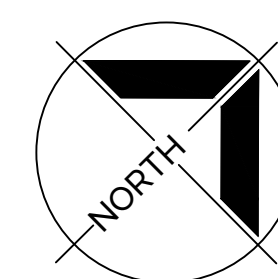
SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____.

DATE _____ SIGNATURE _____



LEGEND

- SUBJECT LANDS
- TOP OF SLOPE
- EROSION HAZARD LIMIT



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

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, Date Mar 14, 2025
MONTEITH BROWN PLANNING CONSULTANTS LTD.

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 Date February 26, 2025
AGM PLAN SURVEY ENGINEERS

KEY PLAN N.T.S.

LAND USE SCHEDULE

LAND USE	Ha	%
LOW DENSITY RESIDENTIAL LOTS 1 TO 32	149	23
STREET TOWNS BLOCKS 33 TO 42	195	30
MEDIUM DENSITY RESIDENTIAL BLOCK 43	113	18
OPEN SPACE - SWM FACILITY BLOCK 44	0.39	6
STREETS & RESERVES BLOCKS 45 & 46	147	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
b) as shown on plan
c) as shown on plan
d) according to land use schedule
e) as shown on plan
f) as shown on plan
g) as shown on plan
h) municipal water
i) sandy silt & silty sand
j) as shown on plan
k) municipal sanitary sewers
l) as shown on plan

RECORD OF SUBMISSION

No.	REMARKS	DATE
1	SUBMITTED FOR REVIEW	Mar 2025

SCALE 1:750
0 10 20 30 40m

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. 1
SCALE: on 24x36 1:750	DATE: Feb 26, 2025	