

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  
 213 DUNDAS STREET WEST, UNIT 202  
 LONDON, ONTARIO N6H 1S6 | 519 868-1300  
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**DRAFT PLAN OF SUBDIVISION**  
 PART OF LOTS 2 CONCESSION 2,  
 GEOGRAPHIC TOWNSHIP OF WARWICK  
 MUNICIPALITY OF CENTRAL ELGIN,  
 COUNTY OF ELGIN

**OWNER'S CERTIFICATE**  
 I, Jay McCallin of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Subdivision on behalf of the owners of the subject lands.  
 Date: **October 7, 2025**

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the boundaries of the subdivision as shown on this plan and their relationship to the adjacent lands are accurate and correct.  
 Date: **OCT 7 2025**



**LAND USE SCHEDULE**

LAND USE	Ha	%
LOW DENSITY RESIDENTIAL LOTS 1 TO 32	1.49	23
STREET TOWNS BLOCKS 33 TO 42	195	30
MEDIUM DENSITY RESIDENTIAL BLOCK 43	1.13	18
OPEN SPACE - SWM FACILITY BLOCK 44	0.39	6
STREET'S & RESERVES BLOCKS 45 & 46	1.47	23
DEVELOPABLE AREA	6.42	100
NATURAL HERITAGE / HAZARD BLOCK 47	1.81	
<b>TOTAL AREA</b>	<b>8.23</b>	

PREPARED FOR  
  
**WASTELL HOMES**

REQUIREMENTS UNDER SECTION 51 (7) 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 fill & clay sand
d) as shown on plan	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



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

DRAWN BY: BS	CHECKED BY: PH	PROJECT No.: 07-992
DESIGNED BY: JN	APPROVED BY: JMC	DRAWING No.: DP
SCALE: 1:750	DATE: Oct 01 2025	

