

**DRAFT PLAN OF SUBDIVISION (23T-20203)**  
**PART OF PARK LOTS 10, 11 & 12 SOUTH OF PRINCESS STREET & PART OF PARK LOTS 'I', 'K' & 'L' MACDONALD'S SURVEY & PART OF DIVISION 1 OF LOT 2 CONWSR (ARTHUR) (TOWN OF MOUNT FOREST) TOWNSHIP OF WELLINGTON NORTH COUNTY OF WELLINGTON**

**RELEVANT SITE INFORMATION**

DETACHED RESIDENTIAL LOTS (LOTS 1 TO 45 INCL. AND 112-129 INCL.) - 63 LOTS	3,956 ha.
SEMI-DETACHED RESIDENTIAL LOTS (LOTS 46 TO 61 INCL. & 98 TO 111 INCL.) - 30 SEMIS	0,999 ha.
MULTI-FAMILY RESIDENTIAL LOTS (LOTS 62 TO 97) - 36 TOWNHOUSE UNITS	1,064 ha.
MULTI-FAMILY RESIDENTIAL BLOCK (BLOCK 130) - 12 UNITS	0,542 ha.
MUNICIPAL STREET (STREETS A TO E)	2,298 ha.
OPEN SPACE (BLOCK 131)	0,867 ha.
WALKWAY (BLOCK 132)	0,017 ha.
RESERVES/ DAYLIGHTING (BLOCKS 133-137)	0,014 ha.
<b>TOTAL PROPOSED SUBDIVISION</b>	<b>9,776 ha.</b>

**ADDITIONAL INFORMATION REQUIRED 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
e. AS SHOWN	k. WATER, STORM SEWERS, SANITARY SEWERS, HYDRO, TELEPHONE
f. AS SHOWN	l. 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.

OCTOBER 9, 2020

DATE

*John Wilcox*

LUKE WILCOX  
 ONTARIO LAND SURVEYOR  
 VAN HARTEN SURVEYING INC.  
 660 RIDDELL ROAD, UNIT 1  
 ORANGEVILLE, ON L9W5G5

**OWNER'S CERTIFICATE**

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

OCTOBER 14, 2022

DATE

*John Welton*

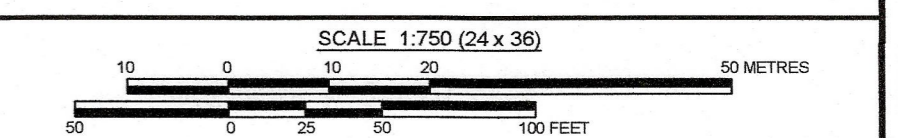
OWNER JOHN WELTON  
 I HAVE THE AUTHORIZATION TO BIND THE CORPORATION JOHN WELTON CUSTOM HOMEBUILDING LTD.  
 685 RIDDELL ROAD, UNIT 6  
 ORANGEVILLE, ON L9W5J7

**Notes**

- TOPOGRAPHICAL INFORMATION DERIVED FROM TOPOGRAPHICAL SURVEY BY TRITON ENGINEERING LTD. AND FIELD SURVEY BY COBIDE ENGINEERING INC. 2016.
- PROPERTY BOUNDARY DERIVED FROM NOTES AND RECORDS OF VAN HARTEN SURVEYING INC. PROJECT # 28708-20

**Benchmark Information**

BM1 TOP OF SIB LOCATED ON THE WEST SIDE OF CORK STREET AT THE SOUTHEAST CORNER OF PART 12 PLAN 61R-21276. ELEVATION 410.86m



No.	DATE	DESCRIPTION	BY	APPD
4	APR 05/23	FIFTH SUBMISSION	JHL	TLB
3	MAR 02/23	FOURTH SUBMISSION	JHL	TLB
2	OCT 14/22	THIRD SUBMISSION	TLB	TLB
1	DEC 17/21	SECOND SUBMISSION	TLB	TLB
0	OCT 9/20	FIRST SUBMISSION	TLB	TLB

REVISION / ISSUE

**COBIDE ENGINEERING INC.**  
 517 10th STREET, Hanover, Ontario N4N 1R4  
 Telephone: (519) 506-5959  
 www.cobideeng.com

Client: JOHN WELTON CUSTOM HOMEBUILDING LTD.  
 Design: TLB Scale: 1:750  
 Drawn: JAF Approved:  
 Checked: SJC  
 Date: AUG 2020  
 Drawing No. 00702-DP1

Subject to the conditions set forth in our letter dated April 13, 2023, this Draft Plan No. 23T-20203 is approved under section 51 of the Planning Act. This 13th day of APRIL 2023.

*Aldo L. Salis*  
 Aldo L. Salis, RPP, MCIP  
 Director of Planning and Development  
 County of Wellington

**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 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
	EXISTING CONTOUR

H:\Sunvale Homes\Mount Forest Subdivision\Drawings\Submissions\Draft Plans\2023-04-05 Fifth Submission\00702 DP Sept 12-22.dwg Apr 05, 2023 - 10:13am