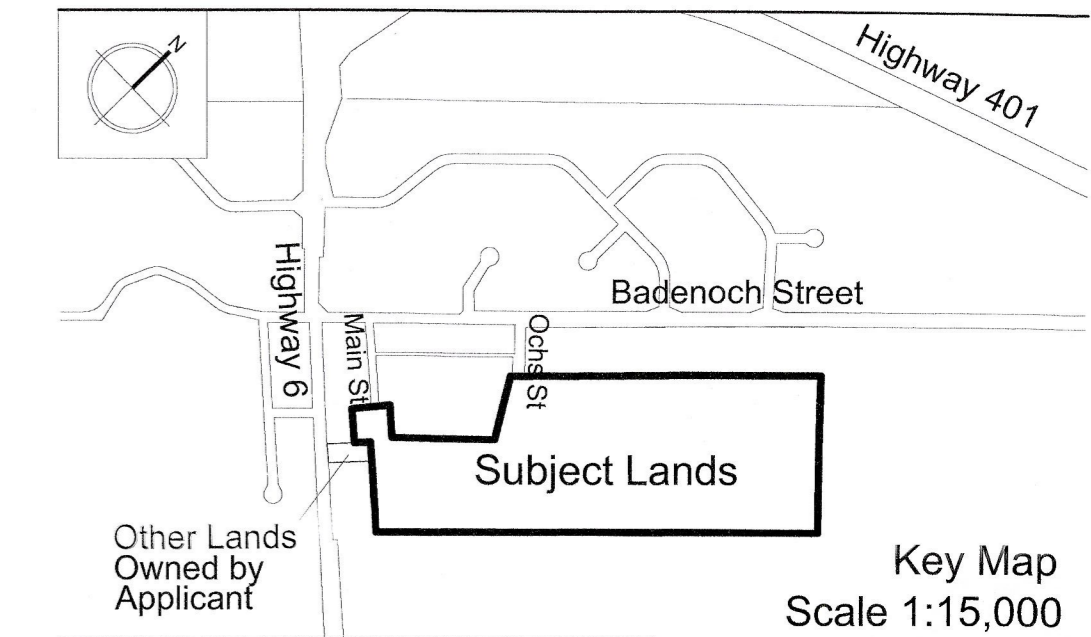


# DRAFT PLAN OF SUBDIVISION

PART OF LOTS 7 & 8  
NORTH OF QUEEN STREET  
REGISTERED PLAN 135

AND PART OF LOT 31  
CONCESSION 8  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON



## OWNER'S CERTIFICATE:

I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

Date: February 9, 2026

2081788 ONTARIO CORPORATION  
C/O WALTER BROOKS, PRESIDENT  
536 NORMANDY DR.  
WOODSTOCK, ONTARIO N4T 0E8

## SURVEYOR'S CERTIFICATE:

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

Date: February 9, 2026

RAYMOND J. SIBTHORP, OLS  
J.D. BARNES LIMITED  
257 WOODLAWN ROAD WEST, UNIT 101  
GUELPH, ONTARIO N1H 4X1  
PHONE: (519) 822-4031 www.james.com

## ADDITIONAL INFORMATION:

- [Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13], as amended to November 25, 2025.
- a), b), e), f), g), j) & l) - on plan.
  - c) - on key plan
  - d) - see statistics
  - h) - private services
  - i) - silty sand, sand and silt, and clayey silt
  - k) - all services to be made available by developer

## DEVELOPMENT STATISTICS:

LOTS/BLOCKS	LOTS	AREA
Single Detached Lots (20 m+) [Lots 1-21]:	21	4.495 ha
Environmental Protection Lands/SWMP [Bk 22]:		17.476 ha
Roads:		1.133 ha
<b>Total:</b>	<b>21</b>	<b>23.104 ha</b>

## SCALE



Vaughan: 201 Millway Ave. Suite 19  
Vaughan, Ontario L4K 5K8  
T: 905.738.8080 F: 905.738.6637

Toronto: 268 Berkeley St.  
Toronto, Ontario M5A 2X1  
T: 416.640.9917 F: 905.738.6637

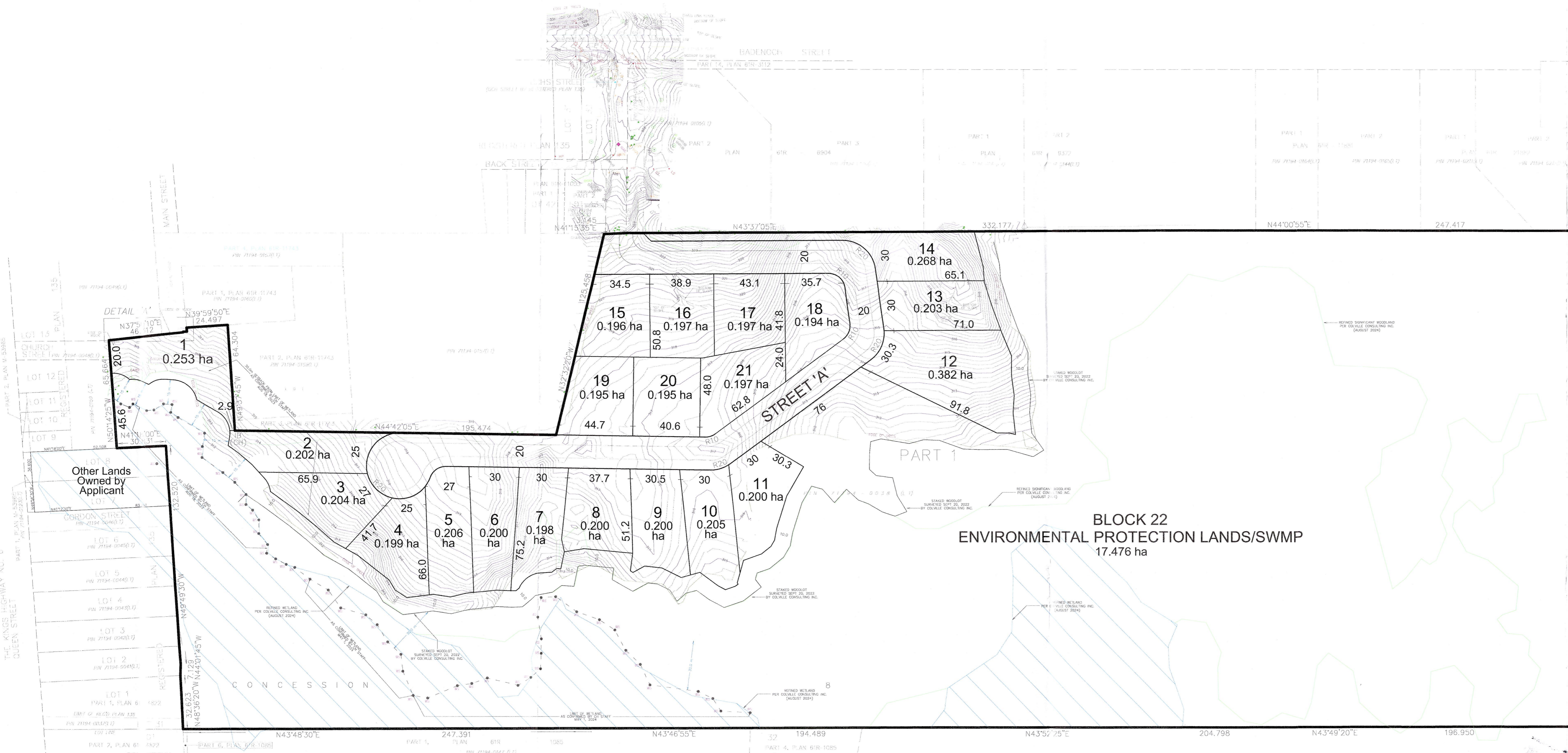
1-800-363-3558 westonconsulting.com

## REVISIONS LIST

Date	Description
28 NOV 2025	Updated ownership information
10 JUNE 2025	Combine SWM & Environmental Protection Lands. Modify Lot 14.
04 JUNE 2025	Add Refined Significant Woodland & Refined Wetland Limits per Colville Consulting Inc.
03 SEP 2024	Revise survey text and Detail 'A'.
09 JUN 2024	Modify Lots 1-3.7 per 15m wetland setback. Outline/measure enhanced buffer area
02-14 MAY 2024	Remove walkway, revise Lots 15-21 & add topo survey & 30m wetland setback
20 DEC 2023	Revise cul-de-sac to R=20 m & lots 3-5
03 OCT 2023	Remove wetland limits by Colville Sept 20, 2022. Remove original edge of trees & staked limit. Insert Staked Woodlot Surveyed Sept 20, 2022 by Colville Consulting Inc.
15-20 SEP 2023	Revise ROW width to 20m & revert back to north-east access. Update per topo file
23 FEB-11 APR 2023	Revise per topo plan. Revise per updated survey plan & survey text
14 DEC 2022	Revise St. B per grading plan (Crozier) & revise Lots 17-23
11 NOV 2022	Revise ROW width to 18 metres & design lots (min 0.2 ha)
20 OCT 2022	Update drawing using 2022-10-12 survey

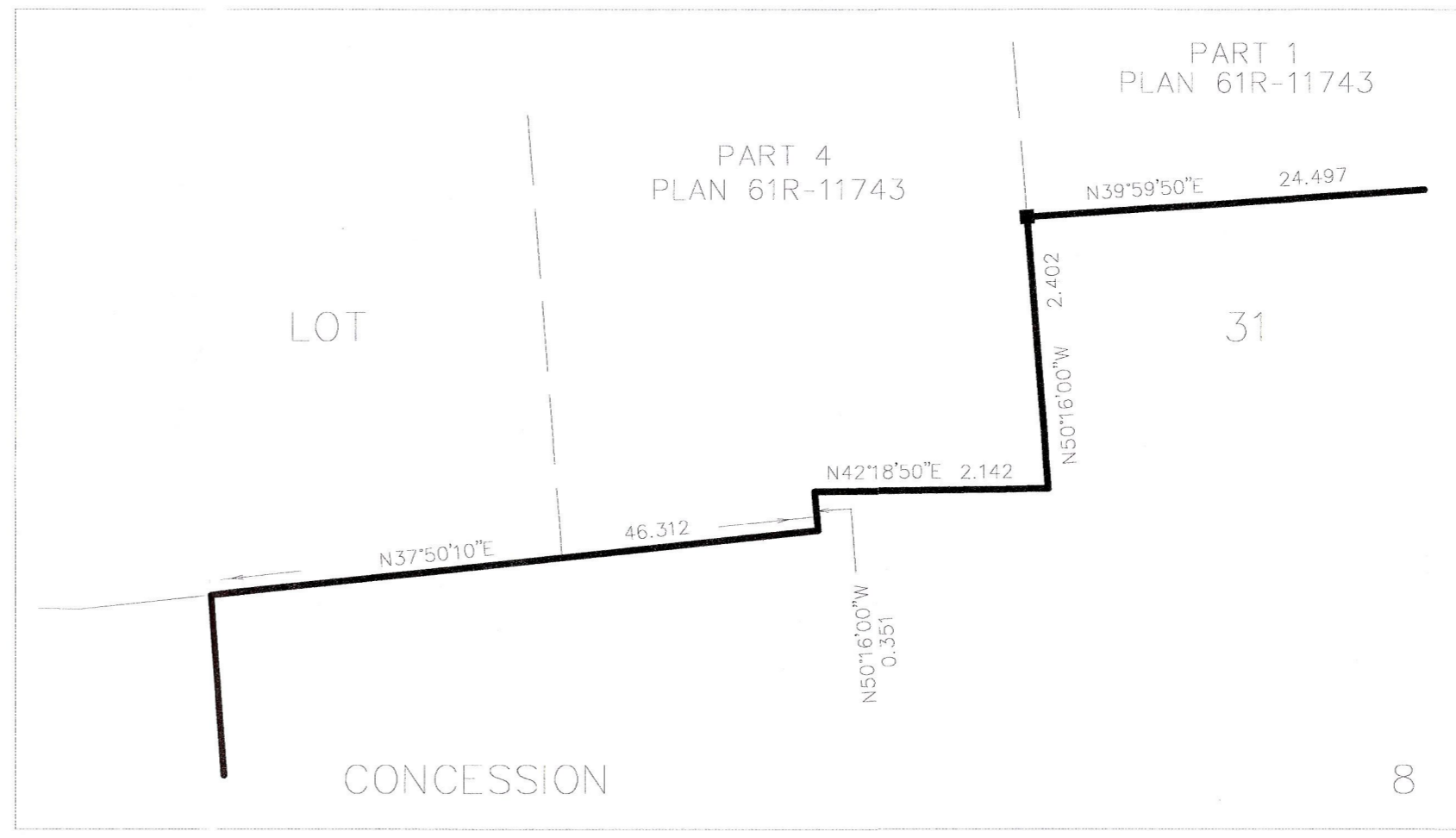
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 Drawn By: SM  
 Planner: KR  
 Scale: 1:1500  
 CAD: 10040 Draft Plan D14 2025-11-28.dgn

Drawing Number: **D14**



**BLOCK 22**  
**ENVIRONMENTAL PROTECTION LANDS/SWMP**  
17.476 ha

DETAIL 'A'  
NOT TO SCALE



- LEGEND**
- Refined Significant Woodland per Colville Consulting Inc. (August 2024)
  - Refined Wetland per Colville Consulting Inc. (August 2024)

**INTEGRATION DATA**

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (CSRS) (2010.0).  
 COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.R.G. 216/10.

POINT ID	EAS' NG	NORTHING
ORP (A)	571 81'31	4 810 772.76
ORP (B)	572 18'46	4 811 593.30

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.  
 THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 900.588 N241°7'31"E

Subject to the conditions set forth in our letter dated February 27, 2026, this Draft Plan No. 235-23062 is approved under section 51 of the Planning Act. This 27<sup>th</sup> day of February 2026.

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