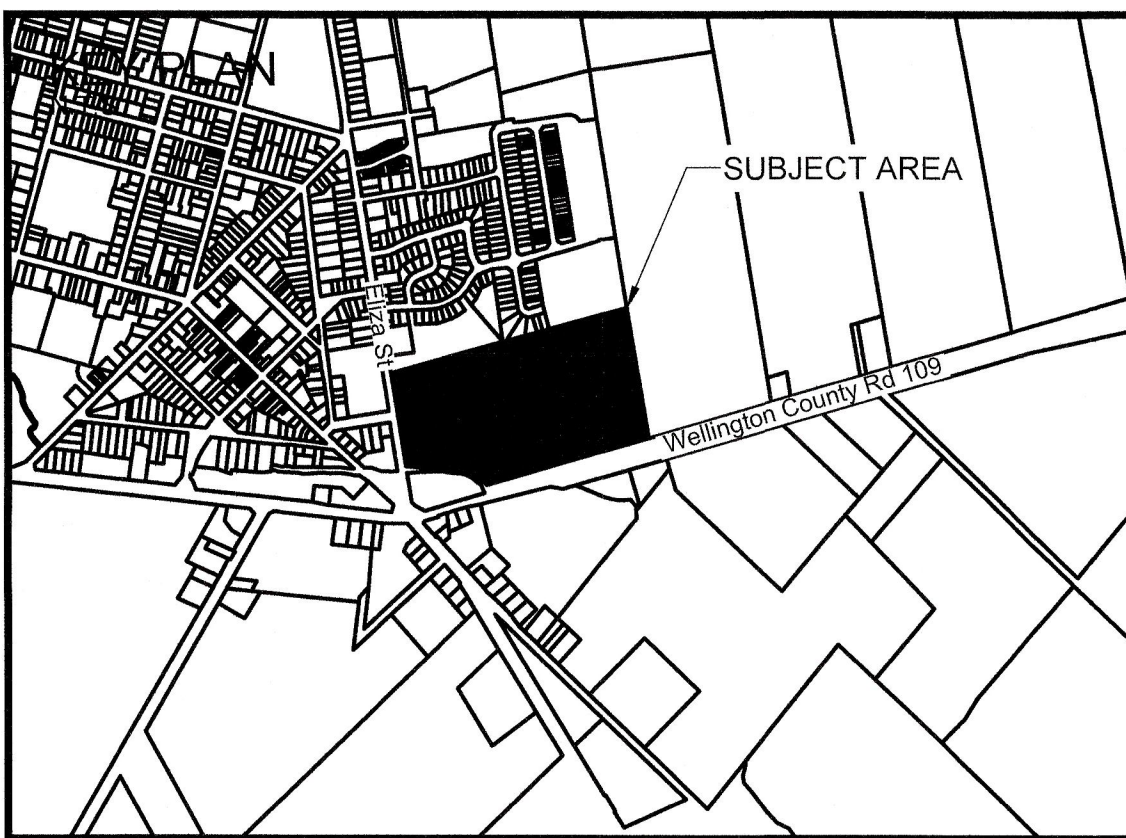
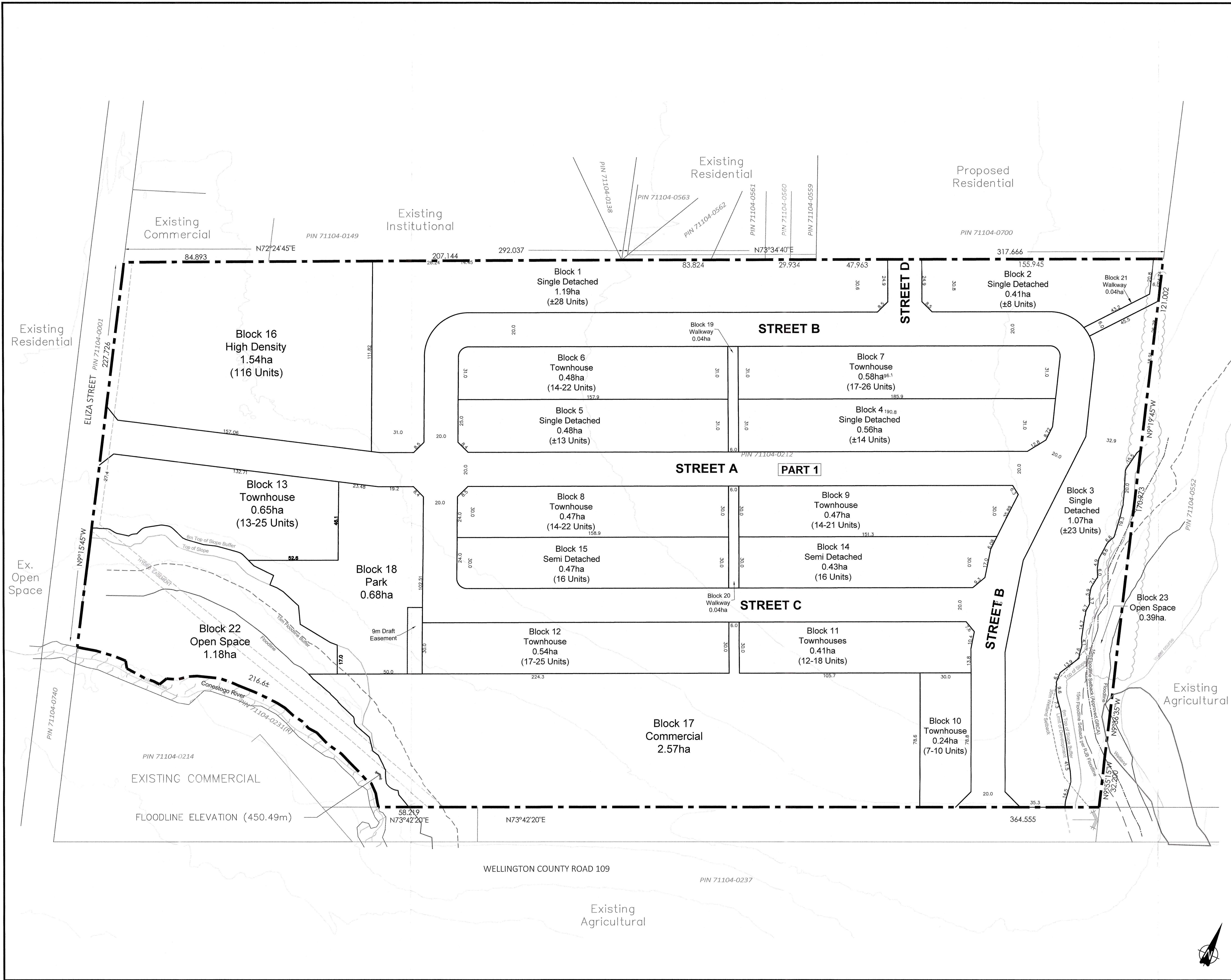




# DRAFT PLAN OF SUBDIVISION

Part of Lot 1  
Concession 1  
(Geographic Township of West Luther)  
Township of Wellington North  
County of Wellington

| LAND USE SCHEDULE           |            |         |            |
|-----------------------------|------------|---------|------------|
| DESCRIPTION                 | LOTS/BLKS. | UNITS   | AREA (ha.) |
| SINGLE DETACHED RESIDENTIAL | 1-5        | 86      | 3.74       |
| TOWNHOUSES                  | 6-13       | 108-169 | 3.85       |
| SEMI DETACHED               | 14,15      | 32      | 0.91       |
| HIGH DENSITY                | 16         | 116     | 1.54       |
| COMMERCIAL                  | 17         |         | 2.57       |
| PARK                        | 18         |         | 0.68       |
| WALKWAY                     | 19-21      |         | 0.11       |
| OPEN SPACE                  | 22,23      |         | 1.57       |
| R.O.W                       |            |         | 3.40       |
| TOTAL                       | TOTAL      | 342-403 | 18.39      |

Subject to the conditions set forth in our letter dated APRIL 17, 2024, this Draft Plan No. 23-25001 is approved under section 51 of the Planning Act. This 17<sup>TH</sup> day of APRIL 2024

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

**ADDITIONAL INFORMATION**  
(UNDER SECTION 51(17) OF THE PLANNING ACT)  
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and i ARE AS SHOWN ON THE DRAFT PLAN.  
h) Municipal water supply  
i) Sandy Silt, Clayey, Clayey Silt  
k) All sanitary and storm sewers as required

**OWNER'S CERTIFICATE**  
I AUTHORIZE THE GSP GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO

 April 6, 2026  
Walter Broos  
Sarah Properties Limited  
DATE

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

 April 6, 2026  
Luke G. Wilcox O.L.S.  
Van Harten Surveying  
DATE

| REVISIONS                                                                             |                                                  |                             |
|---------------------------------------------------------------------------------------|--------------------------------------------------|-----------------------------|
|  | PLANNING   URBAN DESIGN   LANDSCAPE ARCHITECTURE |                             |
| gspgroup.ca                                                                           |                                                  |                             |
| Date: July 15, 2025                                                                   | Drawn By: EF                                     | Dwg. File Name: dp20132.dwg |
| Scale: 1: 1,000                                                                       | Project No.: 20132                               |                             |