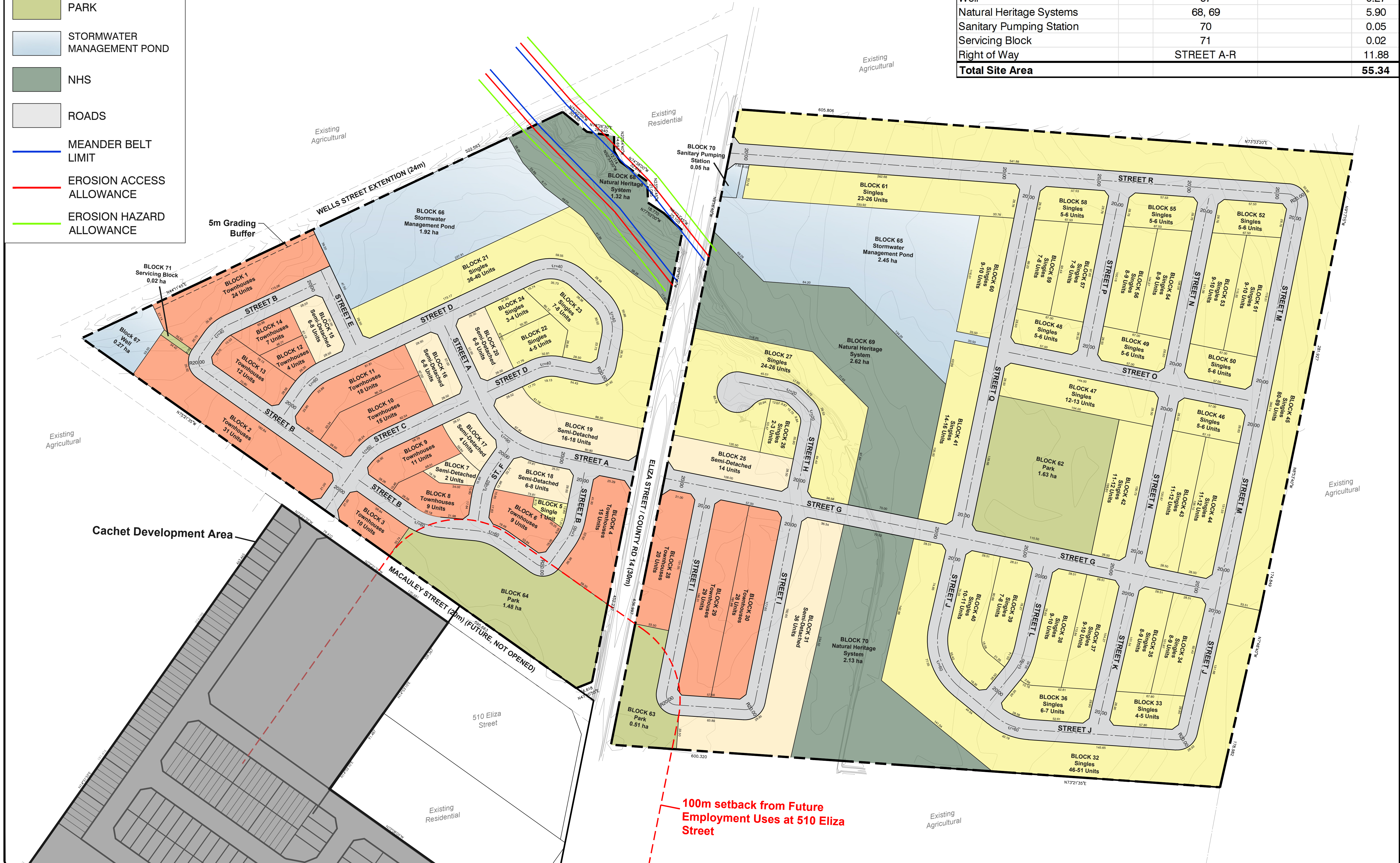
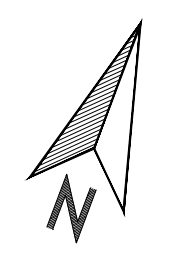


LEGEND

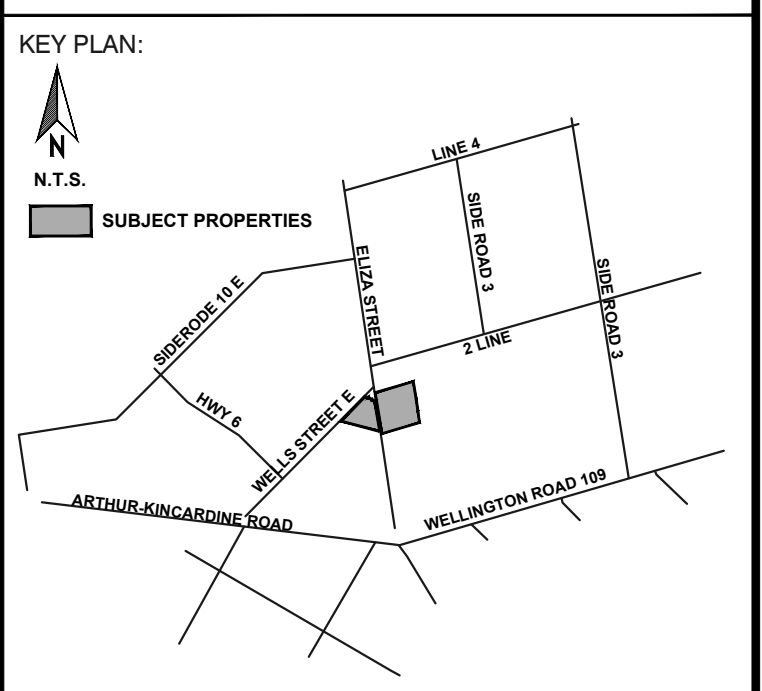
- 36' AND 40' SINGLES
- 20' FREEHOLD TH
- 25' SEMIS
- PARK
- STORMWATER MANAGEMENT POND
- NHS
- ROADS
- MEANDER BELT LIMIT
- EROSION ACCESS ALLOWANCE
- EROSION HAZARD ALLOWANCE



Schedule of Land Use			
Description	Lot / Block No.	Residential Units	Area (ha)
Single Detached Residential	5, 21-24, 26, 27, 32-61	454-504	19.96
Semi-Detached	7, 15-20, 25, 31	112-113	3.21
Street Townhouse	1-4, 6, 8-14, 28-30	249	6.05
Net Developable Total		815-866	29.22
Park	62-64		3.62
Stormwater Management Pond	65, 66		4.38
Well	67		0.27
Natural Heritage Systems	68, 69		5.90
Sanitary Pumping Station	70		0.05
Servicing Block	71		0.02
Right of Way	STREET A-R		11.88
Total Site Area			55.34

TITLE:
DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION:
PART OF PARK LOTS 1 AND 2
NORTH OF MACAULEY STREET
CROWN SURVEY
AND
PART LOT 1 CONCESSION 2
WEST LUTHER AS IN R0N174408
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON



REQUIRED INFORMATION:
AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990.

(a) SEE PLAN (g) SEE PLAN (i) PIPED WATER TO BE PROVIDED
(b) SEE PLAN (h) SEE KEY MAP (j) SILTY CLAY, SILTY SAND, GLACIAL TILL
(c) SEE SCHEDULE OF LAND USE (k) SEE PLAN (l) SEE PLAN
(d) SEE PLAN (m) SANITARY & STORM SEWERS TO BE PROVIDED
(e) SEE PLAN (n) SEE PLAN (o) NOTE: CONTOURS RELATE TO CANADIAN GEODETIC DATUM

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY J.D. BARNES LIMITED

RAYMOND J. SIBTHORP O.L.S.
DATE

OWNER'S CERTIFICATE:
I HEREBY AUTHORIZE THE BIGLIERI GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF WELLINGTON

TRIBUTE/SORBARA ARTHUR HOLDINGS INC.
DATE

ARTHUR, WELLINGTON NORTH DEVELOPMENT

APPROVAL STAMP:

TRIBUTE/SORBARA ARTHUR HOLDINGS INC.

REVISIONS

No.	Description	Date	Int.
3			
2			
1			

PROJECT No.: 22853
DATE: January 14, 2025
SCALE: 1:1750
DRAFTED BY: EC CHECKED BY: MP
DRAWING No.: **DP-01**

BIGLIERI GROUP

2472 Kingston Road, Toronto
21 King Street W. Suite 1102, Hamilton
(416) 693-6165
thebiglierigroup.com

100m setback from Future Employment Uses at 510 Eliza Street