

January 16, 2023

Lorelie Spencer, MCIP RPP
Manager, Planning and Development
Municipality of West Grey
402813 Grey Road 4
PO Box 409
Durham, ON N0G 1R0



Dear Ms. Spencer;

**RE: Durham Meadows Road Realignment
Durham, Municipality of West Grey
Park Lots 4, 5, 9, 10, 11 & 12 and Lots 61 to 68 and Lots 105 to 112 and Part of
Park Street, George Street, Hunter Street, Jackson Street and John Street
Plan 508**

Further to our conversations on the Durham Meadows property, please find below the approach we have developed to re-establish municipal roads on the following property:

The road network contained within the planned subdivision for residential development in Durham, West Grey.

As confirmed by our survey company, a subdivision plan was completed in 1851 to create a road system on the identified parcel of land.

The attached reference plan (Registered Plan 508) is focused on the following inclusive parts: 2-5, 7, 9, 11 and 13-16. These parts have been dedicated to roads as part of the underlying subdivision.

The existing plan does not meet current municipal, county and conservation authority planning policies.

Registered Plan 508 does not consider:

- environmental setbacks
- sanitary and water mains
- stormwater management
- protection of old-growth forests
- required width of municipal roads

The existing road layout has never been constructed or utilized in any manner.

After significant and valued consultation between various municipal staff and our consulting team, a revised plan has been curated.

The revised subdivision site plan is designed in accordance with municipal and county planning policies. It incorporates timely policies related to the protection of environmental features and appropriate transportation corridors that create standard municipal roads with service.

The plan affords the municipality the benefit of 134 family units constructed on a fully approved municipal road service built to provincial standards.

NOTE: It is recognized and understood that all costs associated with this revised plan and redesign, as well as future implementation will be paid by the developer. This means the road and service will be constructed to full municipal standard entirely at the developer's expense.

To implement the updated design/subdivision the Municipality must pass a by-law closing the road system and declaring the lands surplus. After which the entire parcel can be consolidated into one parcel of land through filing with the land registry office.

Following this, the developer will proceed in accordance with municipal and county directions in the creation of lots, roads and municipal services.

Upon completion of all services, the redesigned road system will be turned back over to the municipality at no cost.

Should you have any questions or require any additional information please let me know.

Yours truly,

A handwritten signature in dark ink, reading "Krystin Rennie". The signature is written in a cursive, flowing style.

Georgian Planning Solutions
Krystin Rennie, MAES MCIP RPP

cc: Paul Bonwick
Bilal Khanani

SCALE



PROPERTY INDEX MAP

GREY(No. 16)

LEGEND

FREEHOLD PROPERTY
LEASEHOLD PROPERTY
LIMITED INTEREST PROPERTY
CONDOMINIUM PROPERTY
RETIRED PIN (MAP UPDATE PENDING)
PROPERTY NUMBER
BLOCK NUMBER
GEOGRAPHIC FABRIC
EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS.

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY.

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS.

ONLY MAJOR EASEMENTS ARE SHOWN.

REFERENCE PLANS UNDEVELOPED, MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED.



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FENCE LINE ——— X ——— X ———

SCALE 1 : 500

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
2. DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999552.

THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) OREG 216/10. THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN
ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLAN	ROTATION FOR NORTHEAST BEARINGS
02 03 04	„0°07'35"“

SCHEDULE				
PART	LOT	PLAN	PIN	AREA H ₂
1	ALL OF PARK LOTS 9, 10, 11 & 12		ALL OF 37222-0214 (U)	4.408
			ALL OF 37222-0219 (U)	0.159
	PART OF PARK STREET		ALL OF 37222-0220 (U)	0.190
			ALL OF 37222-0221 (U)	0.222
5			ALL OF 37222-0222 (U)	0.131
6	ALL OF PARK LOT 4		ALL OF 37222-0213 (U)	0.967
7	PART OF JOHN STREET		PART OF 37222-0216 (U)	1.381
8	ALL OF PARK LOT 5	REGISTERED SOS	ALL OF 37222-0217 (U)	0.360
9	PART OF MCKINNON STREET		ALL OF 37222-0218 (U)	1.315
10	ALL OF LOTS 10, 10, 112		ALL OF 37222-0212 (U)	1.518
11	PART OF HUNTER STREET		PART OF 37222-0217 (U)	0.960
12	ALL OF LOTS 61 TO 68		ALL OF 37222-0213 (U)	0.190
13			ALL OF 37222-0223 (U)	0.158
14	PART OF GEORGE STREET		ALL OF 37222-0224 (U)	0.190
			ALL OF 37222-0225 (U)	0.218
			ALL OF 37222-0226 (U)	0.136

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 22nd DAY OF NOVEMBER, 2022.

DATE: DECEMBER 14, 2022

JAMES M. LAWS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION
FORM NUMBER 2201575

