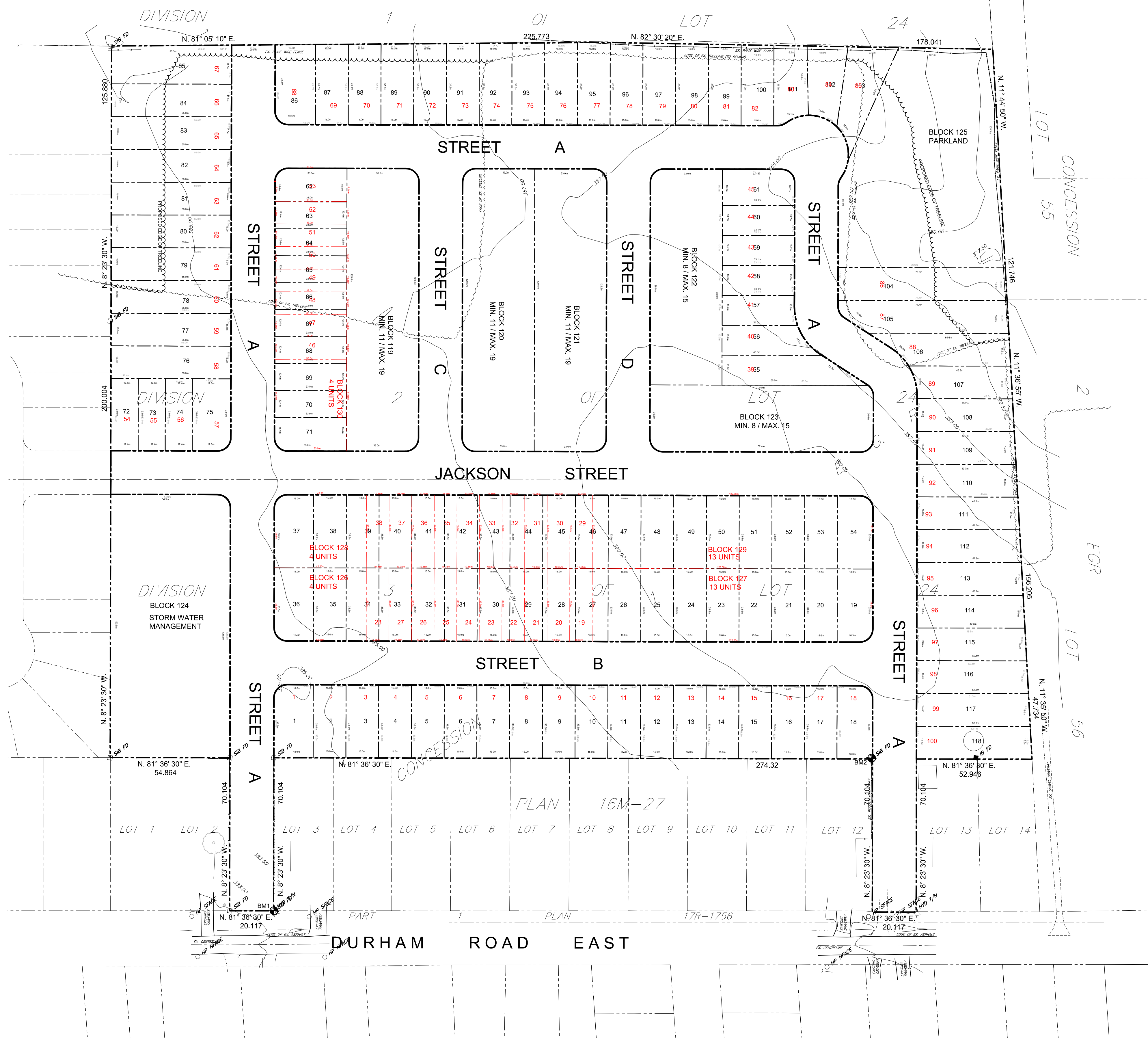


LEGEND

--- 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 UNDERGROUND TELEPHONE CABLE	--- EXISTING UNDERGROUND GAS LINE	--- EXISTING UNDERGROUND HYDRO CABLE	--- 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	--- BENCHMARK	--- EXISTING CONTOUR
------------------------------------	------------------------------------	-------------------------------	-----------------------------	--------------------------	--------------------	------------------------	--	-----------------------------------	--------------------------------------	--------------------	----------------------	--------------------------	-----------------------------	-------------------------	---------------------------------	-----------------------	--------------	--	---	---------------	----------------------

NOTE:
APPROVED DRAFT PLAN INFORMATION SHOWN IN BLACK
PROPOSED MODIFIED DRAFT PLAN SHOWN IN RED.



DRAFT PLAN OF SUBDIVISION
PART OF DIVISIONS 2 AND 3 OF LOT 24
CONCESSION 1
EAST OF THE GARAFRAXA ROAD
GEOGRAPHIC TOWNSHIP OF GLENELG
MUNICIPALITY OF WEST GREY
COUNTY OF GREY

RELEVANT SITE INFORMATION

DETACHED RESIDENTIAL LOTS (LOTS 1 TO 100)	5,404 ha.
MULTI-FAMILY RESIDENTIAL LOTS (STREET TOWNHOUSES) (LOTS 119 TO 123, 126 TO 130)	3,195 ha.
MUNICIPAL STREET (JACKSON STREET, STREETS A TO D)	3,866 ha.
STORMWATER MANAGEMENT (BLOCK 124)	0,660 ha.
PARKLAND (BLOCK 125)	0,655 ha.
TOTAL PROPOSED SUBDIVISION	13,780 ha.

NOTE: 0.56 ha OF THE SINGLE FAMILY RESIDENTIAL LOTS ARE PROPOSED TO REMAIN AS TREE RETENTION AS WILL THE PARKLAND AREA.

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, MULTI-FAMILY 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.

DATE _____

NEIL MILNE
 ONTARIO LAND SURVEYOR
 HEWETT AND MILNE LTD.
 302 8TH STREET EAST
 OWEN SOUND, ON N4K 5P1

OWNER'S CERTIFICATE

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

DATE _____

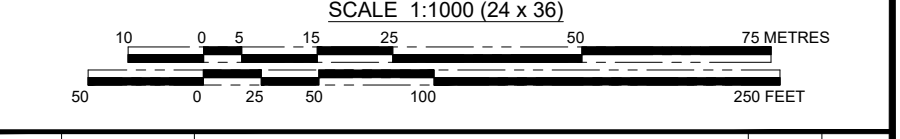
OWNER:
 WALTER BROOS
 I HAVE THE AUTHORIZATION TO BIND THE CORPORATION
 TIFFANY DEVELOPMENT CORPORATION
 836 NORMANDY DRIVE
 WOODSTOCK, ON
 N4T 0E6

Notes

- TOPOGRAPHICAL INFORMATION DERIVED FROM FIELD SURVEY BY COBIDE ENGINEERING COMPLETED ON NOVEMBER 11, 2019.
- PROPERTY BOUNDARY DERIVED FROM INFORMATION SHOWN ON REGISTERED PLAN 16M-27 BY HEWETT AND MILNE LTD. DATED JUNE 2, 2009.

Benchmark Information

BM1	SIB ON THE WEST SIDE OF THE PROPOSED WESTERLY INTERSECTION WITH DURHAM ROAD.	ELEVATION	383.14m
BM2	SIB LOCATED AT THE SOUTHEAST CORNER OF LOT 17.	ELEVATION	388.89m



4	FEB 15/23	FIFTH SUBMISSION	JHL	TLB
3	MAY 25/21	FOURTH SUBMISSION	TLB	TLB
2	JUN 18/20	THIRD SUBMISSION	TLB	TLB
1	APR 13/20	SECOND SUBMISSION	TLB	TLB
0	FEB 19/20	FIRST SUBMISSION	TLB	TLB
No.	DATE	DESCRIPTION	BY	APPD
REVISION / ISSUE				

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

Client: **TIFFANY DEVELOPMENT CORPORATION**

Design:	TLB	Scale:	1:1000
Drawn:	TLB	Approved:	
Checked:	SJC		
Date:	AUG 2016		
DRAWING No.	01840-DP-1		

H:\Bross\01840 - Bross Property - Durham\Drawings\Submissions\2023-02-15 Draft Plan\01840 Draft Plan 2023-08-08.dwg Feb 15, 2023 - 11:03am