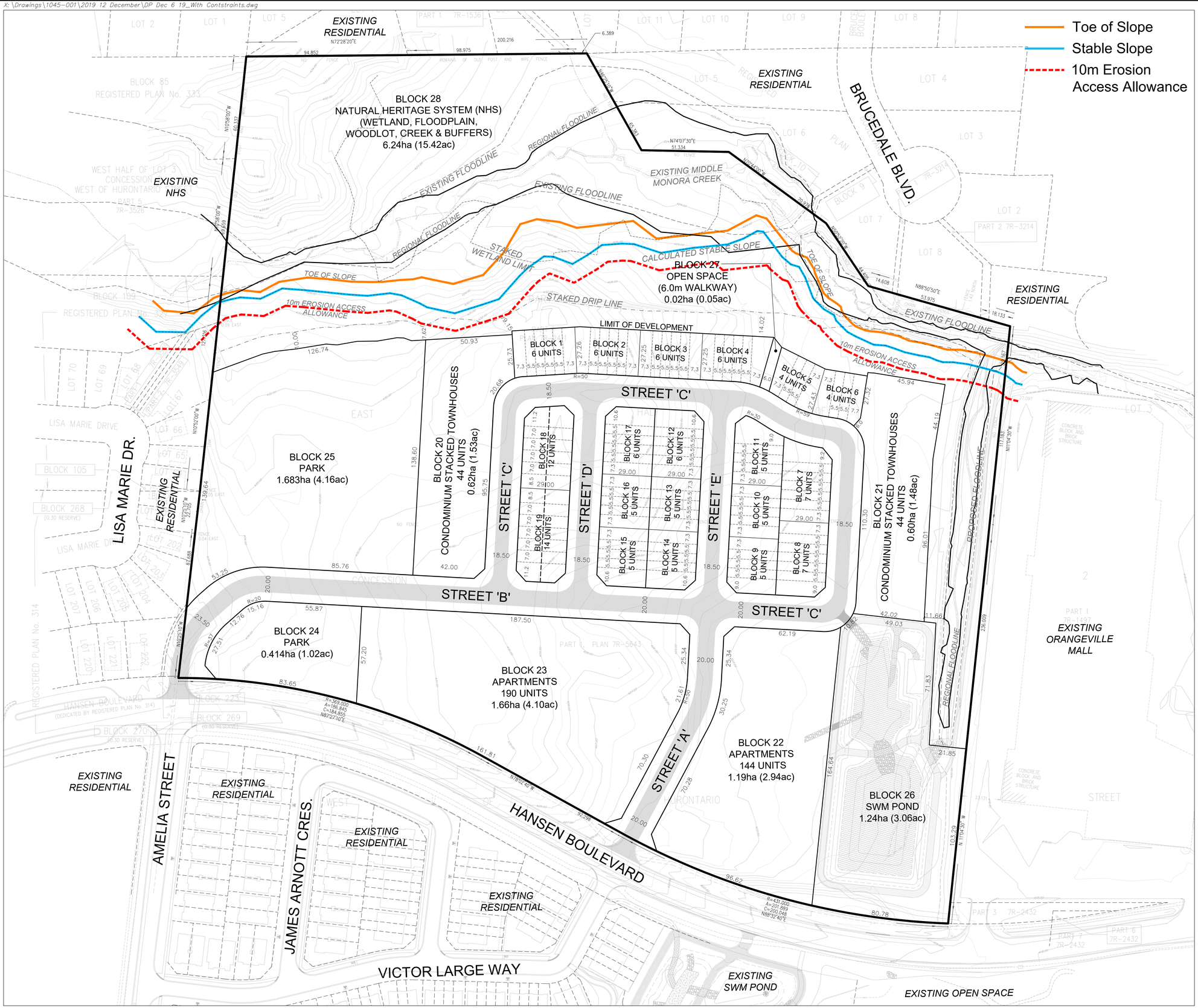
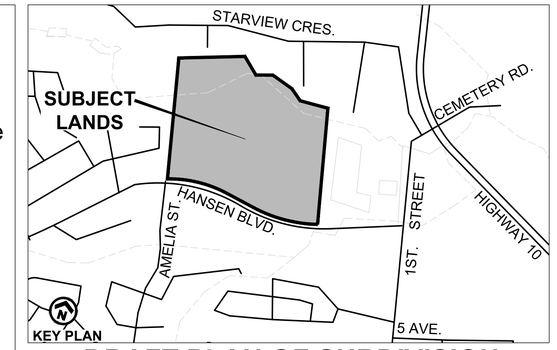
X:\Drawings\1045-001\2019 12 December\DP Dec 6 19_With Contstraints.dwg





DRAFT PLAN OF SUBDIVISION ORANGEVILLE HIGHLANDS LIMITED & BRUCEDALE INVESTMENTS INC.

FILES: OPZ 5/10 & S 1/10

PART OF LOT 3,
CONCESSION 2 W.H.S.,
TOWN OF ORANGEVILLE
DUFFERIN COUNTY

OWNERS CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF ORANGEVILLE FOR APPROVAL.

BRUCEDALE INVESTMENTS INC.

SIGNED _____ JOHN G. NESBITT, PRESIDENT _____ GILBERT L. BOLAND, DIRECTOR DATE OCT. 17, 2017

ORANGEVILLE HIGHLANDS LIMITED

SIGNED _____ GILBERT L. BOLAND, PRESIDENT _____ JOHN G. NESBITT, SECRETARY DATE OCT. 17, 2017

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED _____ DATE SEPT. 28, 2017

THOMAS SALB, O.L.S.
JD BARNES LIMITED
401 WHEELABRATOR WAY, SUITE A
MILTON, ONTARIO L9T 3C1

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	BLOCKS	AREA (ha)	AREA (ac)	UNITS
TOWNHOUSE (STREET) - 5.5m (18')	1-17	1.71	4.23	93
TOWNHOUSE (BACK TO BACK) - 7.0m (23')	18,19	0.29	0.72	26
TOWNHOUSE (CONDOMINIUM STACKED)	20,21	1.22	3.01	88
APARTMENTS	22,23	2.85	7.04	334
PARK	24,25	2.10	5.19	
SWM POND	26	1.24	3.06	
OPEN SPACE (WALKWAY)	27	0.02	0.05	
NATURAL HERITAGE SYSTEM & BUFFER (NHS)	28	6.24	15.42	
18.5m ROW (615m)		1.15	2.84	
20.0m - 23.5m ROW (561m)		1.13	2.79	
TOTAL	**28**	**17.95**	**44.36**	**541**

NOTES

- Streets A / B & Hansen Blvd. intersection daylight triangles = 7.5m x 7.5m
- All other daylight triangles are 6m x 6m
- Pavement Illustration is diagrammatic only
- Natural Heritage System constraint information provided by Urbantech April, 2019

Scale 1:1000
(24 x 36)
December 6, 2019

GSAI
Glen Schnarr & Associates Inc.