

Part of Lot 1, Concession 3, Old Survey
(Former Geographic Township of Amaranth)
Town of Shelburne, County of Dufferin

Servicing Allocation Renewal – 33 Townhouse Units

Scone Developments Inc. (known as “Stoneridge Phase 1”)

Town File No.: DPS 17/02, DPC 17/02 & Z17/05



**DESIGN
PLAN
SERVICES**
TOWN
PLANNING
CONSULTANTS



Phase 1A Lands

North of Main Street West (Highway 89) and West of Gordon Street
Part of Lot 1, Concession 3, Shelburne



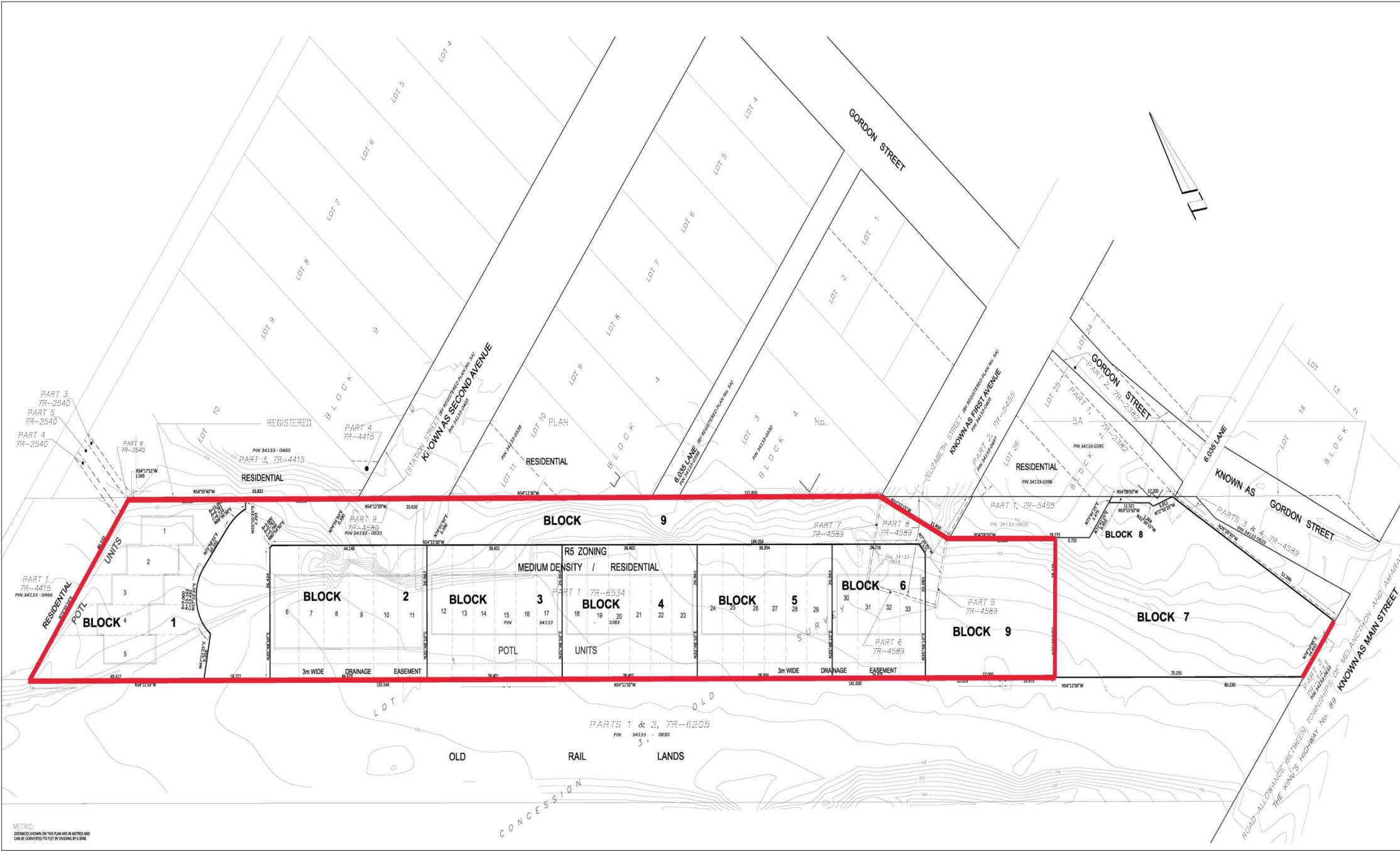
Subject Site

DESIGN PLAN SERVICES INC.
Town Planning Consultants



900 The East Mall, Suite 300
Toronto, ON M9B 6A2
Telephone: 416.626.5445
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Scale	NTS	Date	April 20, 2021	20122-SC5	JD	JD	JD
				Drawing Number	Rev.	Drawn	Design



DRAFT PLAN OF SUBDIVISION
DPS 17/02
SHELBURNE STATION

LEGAL DESCRIPTION

PART OF LOT 1
CONCESSION 3, OLD SURVEY
(GEOGRAPHIC TOWNSHIP OF MELANCTHON)
TOWN OF SHELBURNE
COUNTY OF DUFFERIN

SCALE 1:300
VAN HARTEN SURVEYING INC.

KEY MAP
Not to Scale

SUBJECT
PROPERTY

LANDS TO BE SUBDIVIDED

SCHEDULE: RE: SECTION 51 - THE PLANNING ACT.

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LAND USE SCHEDULE

DESCRIPTION	UNITS	AREA
1- RESIDENTIAL (TOWNHOUSE)	8	1389
2- RESIDENTIAL (TOWNHOUSE)	8	1254
3- RESIDENTIAL (TOWNHOUSE)	8	1035
4- RESIDENTIAL (TOWNHOUSE)	8	1035
5- RESIDENTIAL (TOWNHOUSE)	8	1035
6- RESIDENTIAL (TOWNHOUSE)	4	712
7- FUTURE DEVELOPMENT	-	2152
8- COMMONAGE	-	20
9- COMMON ELEMENT	-	3402
TOTAL	33	11944

SURVEYOR'S 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 ACCURATELY AND CORRECTLY SHOWN.

DATE: JUNE 13, 2019

[Signature]
LUKE G. WILCOX, O.L.S.

OWNER'S CERTIFICATE

I, AUTHORIZED VAN HARTEN SURVEYING INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF SHELBURNE.

OWNER: STONE RIDGE HOLDINGS LTD.

DATE: JUNE 13, 2019

[Signature]
I HAVE THE AUTHORITY TO BIND THE CORPORATION

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

433 WOODWICH STREET
ORLANDO, FL 32803
PHONE: (407) 251-1753
FAX: (407) 251-1754
WWW.VANHARTEN.COM

680 MODEL ROAD UNIT 1
CHANDLER, AZ 85226
PHONE: (480) 948-4122
FAX: (480) 948-4123
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SWORN BY: S.A.S. CHECKED BY: L.G.W.

PAGE NO. 1
PROJECT NO. 2019-15

TOWN OF SHELBURNE
OFFICIAL PLAN

SCHEDULE 'B1'

DEVELOPMENT
STAGING PLAN

Development Staging

Staging Boundary

Urban Structure Boundaries

Downtown Core

Built Boundary

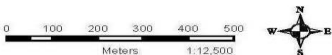
Urban Area

Town Boundary

Base Features

Watercourses

Streets, Lanes, and Corridors



This map only provides graphical illustrations and data for planning purposes. Legal property data and descriptions, detailed engineering data, CAD drawings and other data should be used when greater accuracy is required for design or other purposes.

Restrictions under the Municipal Freedom of Information and Protection Privacy Act, R.S.O. 1990, M56, Part II, may apply if your municipality is contemplating the release of data collected. Please consult with your lawyer for advice.

License agreements may apply to this data and license agreements should be referenced for terms and conditions on its use if the municipality is contemplating provisions of copies or use of the data by unlicensed parties.

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Phase 1A Lands

North of Main Street West (Highway 89) and West of Gordon Street
Part of Lot 1, Concession 3, Shelburne



Subject Site

DESIGN PLAN SERVICES INC.
Town Planning Consultants

900 The East Mall, Suite 300
Toronto, ON M9B 6K2
Telephone: 416.626.5445
www.designplan.ca



Scale	NTS	Date	April 20, 2021	Drawing Number	20122-SC1	Rev.	JD	Drawn	Design
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DESIGN
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SERVICES

TOWN
PLANNING
CONSULTANTS

Ms. Denyse Morrissey
Chief Administrator Officer
Shelburne Town Hall
203 Main Street East
Shelburne, Ontario
L9V 3K7

Tuesday April 20, 2021

DPS File: 20122

**RE: Part of Lot 1, Concession 3, Old Survey
 (Former Geographic Township of Amaranth)
 Town of Shelburne, County of Dufferin
 Servicing Allocation Renewal – 33 Townhouse Units
 Scone Developments Inc. (known as “Stoneridge Phase 1”)
 Town File No.: DPS 17/02, DPC 17/02 & Z17/05**

We are in receipt of your letter dated April 7, 2021 regarding the special meeting of Town Council to consider servicing allocation and renewal requests in response to a recent review of remaining wastewater treatment servicing capacity. Specifically, it is our understanding that the estimated future servicing demands from planned and proposed development will exceed the remaining capacity and landowners are being asked to request renewal of servicing allocations through this process.

As such on behalf of our client, Scone Developments Inc., enclosed is the Municipal Servicing Request / Renewal Form for the 33 townhouse unit development that is Draft Plan approved north of Main Street West and west of Gordon Street, at the west end of First Avenue West and Second Avenue West (herein referred to as the “subject property”). This excludes the future development block (Block 7) which will be discussed under separate cover.

Applications for Plan of Subdivision (DPS 17/02) and Plan of Condominium (DPC 17/02) received Draft Plan approval on July 3, 2019 and approval lapses on July 22, 2022. There is a related Zoning By-law Amendment application (Z17/05) for removal of the holding provision.



DESIGN
PLAN
SERVICES
TOWN
PLANNING
CONSULTANTS

Property Description

The subject property is legally described as Part of Lot 1, Concession 3, Old Survey (former geographic Township of Amaranth) in the Town of Shelburne within the County of Dufferin. The subject property is located north of Main Street West and west of Gordon Street, at the west end of First Avenue West and Second Avenue West. The subject property does not have a municipal address, is vacant and is approximately 0.9868 ha in size. The subject property was previously referred to as “Stoneridge Phase 1” by the municipality based on the previous ownership.

Project Description

The proposal is to construct 33 townhouse units by creating blocks of freehold townhouse dwellings and a common element block for a road, stormwater management facility, sidewalks and parking. See attached Draft Plan previously submitted.

Servicing Allocation Request

The subject property is located within the Urban Area, within the Built Boundary, partly within the Downtown Core and identified within Stage 2 on the Development Staging Plan within the Town of Shelburne’s Official Plan as Schedule B1, see attached.

Within Stage 2, the subject property represents the next area for development as it contributes to the intensification target within the built-up area and contributes to a complete community and compact built form. The proposal also takes advantage of existing municipal infrastructure and represents a logical, cost-efficient extension of existing services within the urban area with proposed and existing residential to the northeast and east.

As described in Report DO 2021-02 regarding Sewage Capacity Allocation dated March 22, 2021, *“the Official Plan Development Staging Plan...and related policies guide the allocation of servicing to new development...For Stage 2, reserve servicing capacity is required for vacant or under-utilized land in the built-up area and mixed use, commercial, employment and institutional areas...In all areas, allocation of servicing to specific developments is determined at the time of development approval.”*

Given the status of this proposal, the subject property received servicing allocation at Draft Plan Approval as noted in the recommendations of Report P2019-15:

“That Council allocate a total maximum of 33 dwelling units of wastewater treatment servicing capacity to the Stone Ridge Holdings Inc. Draft Plan of Subdivision File DPS 17/02 and that such



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allocation of the service shall run with draft plan approval until the plan is registered and all dwelling units are constructed and occupied or until the draft plan expires, whichever occurs first."

This recommendation was approved by Council on June 24, 2019, which is further reflected on Appendix 2 to Report DO 2021-02 under "Residential Allocations" as "Stoneridge Ph. 1" with the application status noted as "Draft Plan Approved" for "33 units" under "Stage 2" (see attached).

Our client is actively progressing through the draft plan conditions and at the time of writing this letter, the Pre-Servicing Agreement for the subject property is targeted to go before Council for approval on April 26, 2021. Additionally, site alteration has commenced onsite and the sales program for the site has resulted in the units being sold out.

Consequently, our request is for renewal of the servicing allocation that has already been provided as it is required in the near term with further site works imminent this year. As indicated in the Municipal Servicing Request / Renewal Form attached, the total servicing requirement for this proposal is 2.7 L/s.

It is our request that the Town of Shelburne maintain the residential allocation currently reserved for this development, in order to allow construction to progress, for delivery of these units in a timely manner and in recognition of the financial considerations that have been made based on this existing allocation.

Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,

DESIGN PLAN SERVICES INC.

Kimberley Harrison-McMillan, BES, MCIP, RPP
Project Manager

Encl.

cc. Jennifer Willoughby, Director of Legislative Services/Clerk
Steve Wever, Planner



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Attachments: Municipal Servicing Request / Renewal Form
 Approved Draft Plan
 Town of Shelburne Official Plan, Schedule 'B1' – Development Staging Plan
 Report DO 2021-02: Sewage Capacity Allocation

PART 1: APPLICANT / AGENT / PROPERTY OWNER INFORMATION

Name of Applicant*: Design Plan Services Inc.	Phone: 416-626-5445
Mailing Address: 900 The East Mall, Suite 300, Toronto, ON M9B 6K2	E-mail: kimberley@designplan.ca
Name of Agent*:	Phone:
Mailing Address:	E-mail:
Name of Property Owner*: Scone Developments Inc.	Phone: 416-243-3434
Mailing Address: 200 Ronson Drive, Suite 203, Toronto, ON M9W 5Z9	E-mail: mmelchoir@coram.com
Name of Consulting Engineering Firm: R. J. Burnside & Associates Limited	Phone: 705-795-9515
Engineer Contact Name: Heather Simpson	Email: Heather.Simpson@rjburnside.com
All correspondence in respect to this request will be forwarded to: (check applicable)	
<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Agent <input type="checkbox"/> Property Owner <input type="checkbox"/> Engineer	

*If a numbered company, also provide the name of a principal of the company.

PART 2: PROPERTY INFORMATION

Property Address: (describe location if no civic address)	
North of Main Street West and west of Gordon Street, at the west end of First Avenue West and Second Avenue West.	
Legal Description:	
Part of Lot 1, Concession 3, Old Survey (Geographic Township of Melancton), in the Town of Shelburne.	
Property Area (Ha): 0.9868	Adjoining Street Name(s) and Frontage (m): Gordon Street, First Avenue West and Second Avenue West
What is/are the existing use(s) of the property? (e.g. residential, industrial, commercial, institutional, agriculture, open space, other)	
Vacant	

PART 3: EXISTING BUILDINGS & STRUCTURES

Are there any existing buildings or structures on the property? ☐ YES ☒ NO

If YES, please complete the following:

of Existing Dwelling Units:

Existing Industrial Gross Floor Area (m²):

Existing Commercial Gross Floor Area (m²):

Existing Institutional Gross Floor Area (m²):

Other Existing Gross Floor Area (m²):

PART 4: EXISTING AND PROPOSED SERVICING

(check all that apply)	Existing Non-Municipal / Private Servicing	Existing and Proposed Municipal Servicing
Water Supply:	<input type="checkbox"/> Private Well <input type="checkbox"/> Other Private Water Supply: _____	<input type="checkbox"/> Existing Municipal Watermain Connection <input checked="" type="checkbox"/> Proposed New Municipal Watermain Connection
Sanitary:	<input type="checkbox"/> Private Septic <input type="checkbox"/> Other Private Sanitary System: _____	<input type="checkbox"/> Existing Municipal Sanitary Sewer Connection <input checked="" type="checkbox"/> Proposed New Municipal Sanitary Sewer Connection

PART 5: PROPOSED DEVELOPMENT AND SERVICING REQUEST WORKSHEET

Please complete the table on the following page. Instructions:

For each of the Development Staging Areas (or Non-Urban Area) that apply to the subject property(ies), fill in all rows that apply based on development plans and engineering report/estimates, including:

A. Number of residential units by type and requested wastewater servicing in Litres per Second (L/S)

B. Non-residential Gross Floor Area (GFA) in Square Metres (m²) by type and wastewater servicing (L/S)

C. Total requested wastewater servicing (L/S) and expected timing of the total units, non-residential GFA and wastewater servicing (L/S) in the near-term (within 3 years), medium term (3 to 5 years) and long-term (5 to 10 years) construction horizons

A. RESIDENTIAL:	OFFICIAL PLAN DEVELOPMENT STAGING AREA						NON- URBAN		TOTAL	
	STAGE 1		STAGE 2		STAGE 3					
	UNITS	L/S	UNITS	L/S	UNITS	L/S	UNITS	L/S	UNITS	L/S
Single & Semi-detached:										
Townhouse:			33	2.7					33	2.7
Apartments (≤1 bedroom):										
Apartments (2+ bedrooms):										
Other Residential Type(s): _____										
Residential Totals:										
B. ICI / NON-RESIDENTIAL:	GFA	L/S	GFA	L/S	GFA	L/S	GFA	L/S	GFA	L/S
Industrial:										
Commercial:										
Institutional:										
Other Non-Residential Type(s): _____										
Non-Residential Totals:										
C. TOTAL SERVICING (L/S):										
NEAR TERM SERVICING REQUEST: (construction within 3 years)	UNITS	33	UNITS		UNITS		UNITS	33	UNITS	
	GFA		GFA		GFA		GFA		GFA	
	L/S	2.7	L/S		L/S		L/S	2.7	L/S	
MED. TERM SERVICING REQUEST: (construction in 3 to 5 years)	UNITS		UNITS		UNITS		UNITS		UNITS	
	GFA		GFA		GFA		GFA		GFA	
	L/S		L/S		L/S		L/S		L/S	
LONG-TERM SERVICING REQUEST: (construction in 5 to 10 years)	UNITS		UNITS		UNITS		UNITS		UNITS	
	GFA		GFA		GFA		GFA		GFA	
	L/S		L/S		L/S		L/S		L/S	

PART 6: PLANNING INFORMATION**Official Plan Development Stage Area:**

(See Official Plan Map Schedule 'B1', check all that apply)

Urban Area:☐ Stage 1☒ Stage 2☐ Stage 3**Other:**☐ Non-Urban**Related Planning Applications:**

(check all that apply)

☐ Official Plan Amendment☒ Zoning By-law Amendment☒ Draft Plan of Subdivision / Condominium☐ Part-Lot Control Exemption☐ Consent☐ Minor Variance☐ Site Plan**Status of Related Planning Applications / Approvals / Permits / Agreements:**

(check all steps completed and current status of applicable approvals, permits and agreements)

INITIAL PHASE☐ Proposal / Concept☐ Pre-application Record☐ Submitted☐ Deemed Complete**REVIEW PHASE**☐ Circulated☐ Public Meeting(s) Held☐ Comments Received☐ Comments Addressed**APPROVALS PHASE**☒ Draft/Conditional Approval☐ In Appeal Period/Appealed☐ Development Agreement☐ Final Approval/Registered**MUNICIPAL AGREEMENTS / PERMITS**☐ Municipal Site Alteration Permit☒ Pre-Servicing Agreement☐ Subdivision/Condominium Agreement☐ Site Plan Agreement☐ Deemed Complete**OTHER APPROVALS / PERMITS**☐ NVCA Permit☐ MTO Building / Land Use Permit☐ County and/or MTO Entrance Permit☐ County and/or MTO Agreement☐ Environmental Compliance Approval (ECA)☐ Other: _____**Planning Objectives & Evaluation Criteria:**

(per Official Plan, check all that apply)

For this servicing request, does the proposed/planned development:☒ Contribute to meeting the intensification target within the built-up area?☐ Contribute to achieving the density target in the designated greenfield area?☐ Include mixed-use, commercial, employment or institutional development on land designated for these uses?☐ Contribute to meeting the affordable housing targets of the Official Plan?

- ☐ **Include rental housing and/or housing designed to meet special needs?**
(check all that apply)
- ☐ **Rental** ☐ **Seniors** ☐ **Accessible** ☐ **On-site support services**
- ☐ **Other special needs:** _____
- ☒ **Optimize the use of existing municipal infrastructure within the urban area?**
- ☒ **Represent a logical, cost-efficient extension of existing services within the urban area?**
- ☒ **Support active transportation (walking, cycling)?**
- ☒ **Support the use of transit and/or provide facilities for future transit services?**
- ☐ **Provide indoor community facilities such as schools or recreation facilities?**
- ☐ **Maximize parks and open space provision?**
- ☒ **Contribute to enhanced urban design?**
- ☒ **Contribute to a complete community and compact urban form?**

PART 7: SUPPORTING INFORMATION**Plans, studies and supporting justification:**

(check all that apply, attach any other relevant information to support the servicing request)

- ☐ **Development Concept Plan**
- ☒ **Draft Plan or Site Plan**
- ☒ **Functional Servicing Report**
- ☐ **Environmental Assessment(s)**
- ☒ **Planning Justification Report**
- ☐ **Environmental Impact Study**
- ☐ **Traffic Impact Study**
- ☒ **Other:** SWM Report

What are the servicing estimates based on?

(check all that apply, list information below)

- ☒ **Detailed Engineering Plans and Design Sheets**
- ☒ **Functional Servicing Report**
- ☒ **Preliminary Engineering Estimate**
- ☐ **Other:** _____

Engineering Report & Drawings:	Prepared by:	Date:
Issued for Final Submission Package	R.J. Burnside & Associates	Feb. 12, 2021
Functional Servicing & Prelim. SWM Report	R.J. Burnside & Associates	March 2019
Revised Fourth Submission SWM Report	R.J. Burnside & Associates	Feb. 12, 2021

PART 8: AUTHORIZATION

I (we), Scone Developments Inc. of the CITY OF TORONTO, in the
County/Region of _____, do hereby authorize Design Plan Services Inc.
to submit this allocation request on my (our) behalf.

Signature(s) of Owner(s):

Owner(s) Matthew Melchior

April 19, 2021

Date

PART 9: AFFIDAVIT

I (we), Kim Harrism-McMillan of the City of Toronto, in the
County/Region of _____, do hereby:

1. Petition the Town of Shelburne to approve or renew the subject servicing allocation;
2. Certify that I (we) have full legal right to request such action;
3. Understand that this Servicing Request/Renewal Form and related material and all attachments become official records of the Town of Shelburne and will not be returned, and that the information contained in the Form may be used in reports and other documents produced by the Town of Shelburne as a matter of public record;
4. Solemnly declare that all the statements contained in this Request/Renewal Form and any documents or plans submitted herewith are true and correct to the best of my (our) knowledge and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

Signature(s) of Owner(s) or Authorized Agent:

Owner(s)

Date

Authorized Agent

Date

RESIDENTIAL ALLOCATIONS					
Development Area	Status	Units	Units Allocated		
			Stage 1	Stage 2	Stage 3
Built-Up Area	Severances/Infill/Conversions Approved	14	14		
600 Main St. E.	Draft Plans Approved	58	58		
Hyland Village*	Approved / Under Construction	178		178	
Stoneridge Ph. 1	Draft Plans Approved	33		33	
Fieldgate	Draft Plan Approved	257			257
TOTAL RESIDENTIAL ALLOCATED		540	72	211	257

*NOTE: Hyland Village subdivision 245 units with 178 units remaining unbuilt / unoccupied as of Dec. 31, 2020

INDUSTRIAL / COMMERCIAL / INSTITUTIONAL (ICI) ALLOCATIONS					
Development Area	Status	GFA (Ha)	GFA (Ha) Allocated		
			Stage 1	Stage 2	Stage 3
BMP Expansion	Approved with Conditions	0.37	0.37		
301 Col. Phillips Dr.	Approved / Under Construction	0.19		0.19	
147 Luxton Way	Approved / Under Construction	0.21		0.21	
IRS – 108 Prentice Dr.	Approved / Under Construction	0.96		0.96	
Turnstone Phase 1C	Approved / SP Amendment Received	0.20		0.20	
TOTAL ICI ALLOCATED		1.93	0.37	1.57	-

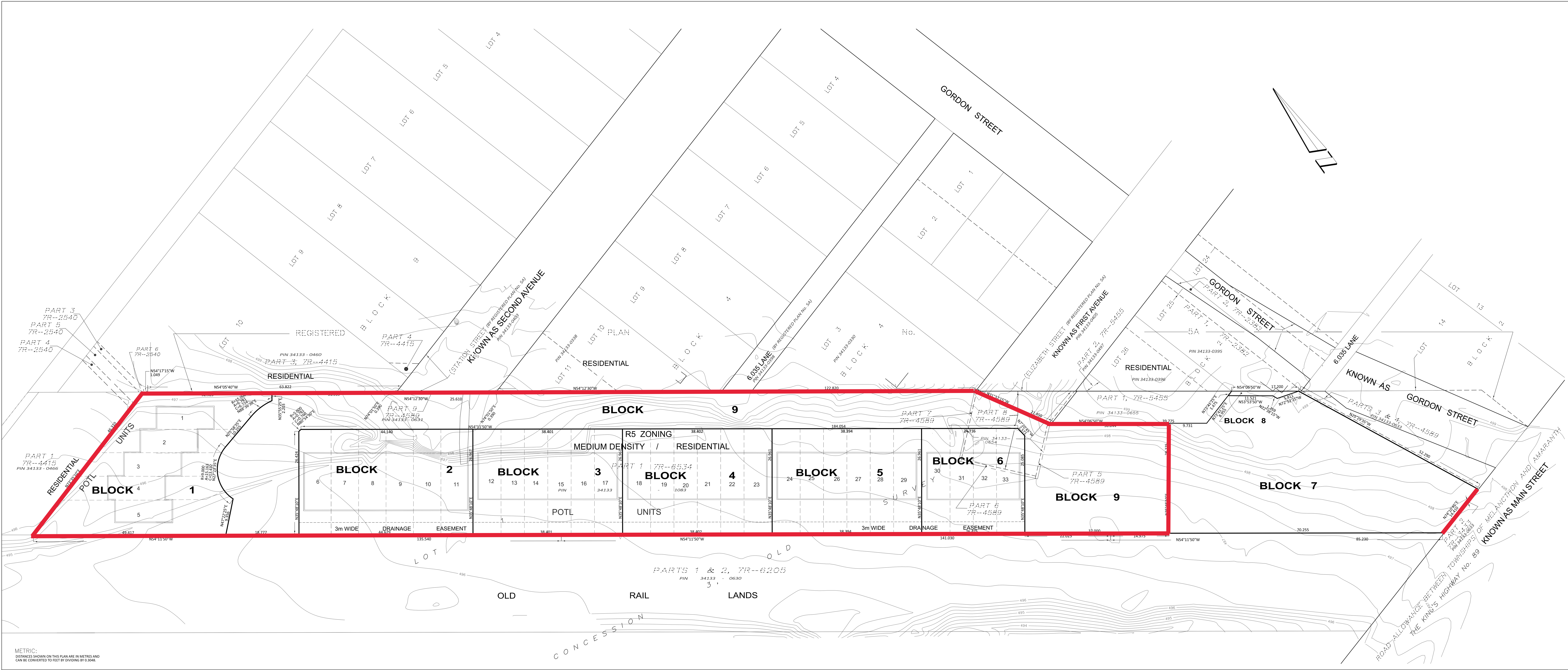
NET REMAINING CAPACITY (UNALLOCATED):

79 M3/DAY = 94 UNITS OR 2.83 HA GFA

RESIDENTIAL DEMANDS					
Development Area	Status	Units	Units Allocated		
			Stage 1	Stage 2	Stage 3
Downtown / Infilling	Varies – in process, proposed, potential	31	31		
124 Owen Sound St.	Application received / in process	44	44		
416-428 Main St. W.	Application received / in process	190		190	
501 Main St. W.	Application received / in process	74		74	
501 Main St. W. Ph. 2	Proposed / future block on Draft Plan	50		50	
Stoneridge Ph. 2	Proposed / future block on Draft Plan	15		15	
Fieldgate Ph. 2	Proposed / future block on Draft Plan	75			75
Flato / Expansion Area	Pre-consultation / requires OPA	93			
TOTAL RESIDENTIAL DEMANDS		572	75	329	75

INDUSTRIAL / COMMERCIAL / INSTITUTIONAL (ICI) DEMANDS					
Development Area	Status	GFA (Ha)	GFA (Ha)		
			Stage 1	Stage 2	Stage 3
Fieldgate Commercial	Application received / in process	0.63		0.63	
BMP	Additional effluent capacity requested	-			
Industrial Park	Varies – pre-consultation / proposals	2.59		2.59	
Industrial Expansion	Designated and zoned / pre-consultation	3.42	0.92	2.50	
Commercial	Designated and zoned / future phases	2.36	0.48	1.88	
Institutional	Designated and zoned / pre-consultation	0.37	0.37		
Flato / Expansion Area	Pre-consultation / requires OPA	0.18			
TOTAL ICI DEMANDS		9.56	1.77	7.60	-

REMAINING CAPACITY (UNALLOCATED)		
Capacity (80% Residential, 20% ICI)	75 units	0.57 Ha
Future Demands Estimate	572 units	9.56 Ha
RESERVE CAPACITY AFTER DEMANDS (SHORTFALL)	(497 units)	(8.99 Ha)



METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DRAFT PLAN OF SUBDIVISION
DPS 17/02
SHELBURNE STATION

LEGAL DESCRIPTION
PART OF LOT 1
CONCESSION 3, OLD SURVEY
(GEOGRAPHIC TOWNSHIP OF MELANCTHON)
TOWN OF SHELBURNE
COUNTY OF DUFFERIN

SCALE 1 : 300
0 10 20 30 40 50 meters
VAN HARTEN SURVEYING INC.

KEY MAP
Not to Scale
SHELBURNE
SUBJECT PROPERTY
LANDS TO BE SUBDIVIDED

SCHEDULE: RE: SECTION 51 - THE PLANNING ACT.
(a) AS SHOWN
(b) AS SHOWN
(c) AS SHOWN
(d) ROW TOWNHOUSE
(e) AS SHOWN
(f) AS SHOWN
(g) AS SHOWN
(h) AS SHOWN
(i) MUNICIPAL WATER AVAILABLE
(j) GRAVEL AND LOAM
(k) AS SHOWN
(l) ALL MUNICIPAL SERVICES AVAILABLE
(m) NO EASEMENTS ON PROPERTY
(n) REFER TO STONE RIDGE HOLDINGS SITE PLAN

LAND USE SCHEDULE
DESCRIPTION
MEDIUM DENSITY/RESIDENTIAL
BLOCK UNITS AREA (m²)
1 - RESIDENTIAL (TOWNHOUSE) 5 1369
2 - RESIDENTIAL (TOWNHOUSE) 6 1204
3 - RESIDENTIAL (TOWNHOUSE) 6 1035
4 - RESIDENTIAL (TOWNHOUSE) 6 1035
5 - RESIDENTIAL (TOWNHOUSE) 6 1035
6 - RESIDENTIAL (TOWNHOUSE) 4 712
7 - FUTURE DEVELOPMENT 2132
8 - CONVEYANCE 20
9 - COMMON ELEMENT 3402
TOTAL 33 11944

SURVEYOR'S 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 ACCURATELY AND CORRECTLY SHOWN.
DATE: JUNE 17, 2019
LUKE G. WILCOX, O.L.S.

OWNER'S CERTIFICATE
I AUTHORIZE VAN HARTEN SURVEYING INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF SHELBURNE
OWNER: STONE RIDGE HOLDINGS LTD.
DATE: JUNE 17, 2019
PAUL BOTTERO
I HAVE THE AUTHORITY TO BIND THE CORPORATION

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS
423 WOODLICH STREET
GUELPH - ONTARIO, N1H 3X3
PHONE: (519) 821-2768
FAX: 519-840-4110
www.vanharten.com

660 RIDGELL ROAD, UNIT 1
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FAX: 519-940-4113
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PROJECT NO.
23250-15