

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

Servicing Allocation Request – Block 7

Scone Developments Inc. (known as “Stoneridge Phase 2”)

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



**DESIGN  
PLAN  
SERVICES**

TOWN  
PLANNING  
CONSULTANTS



## Phase 1B Lands

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



Subject Site

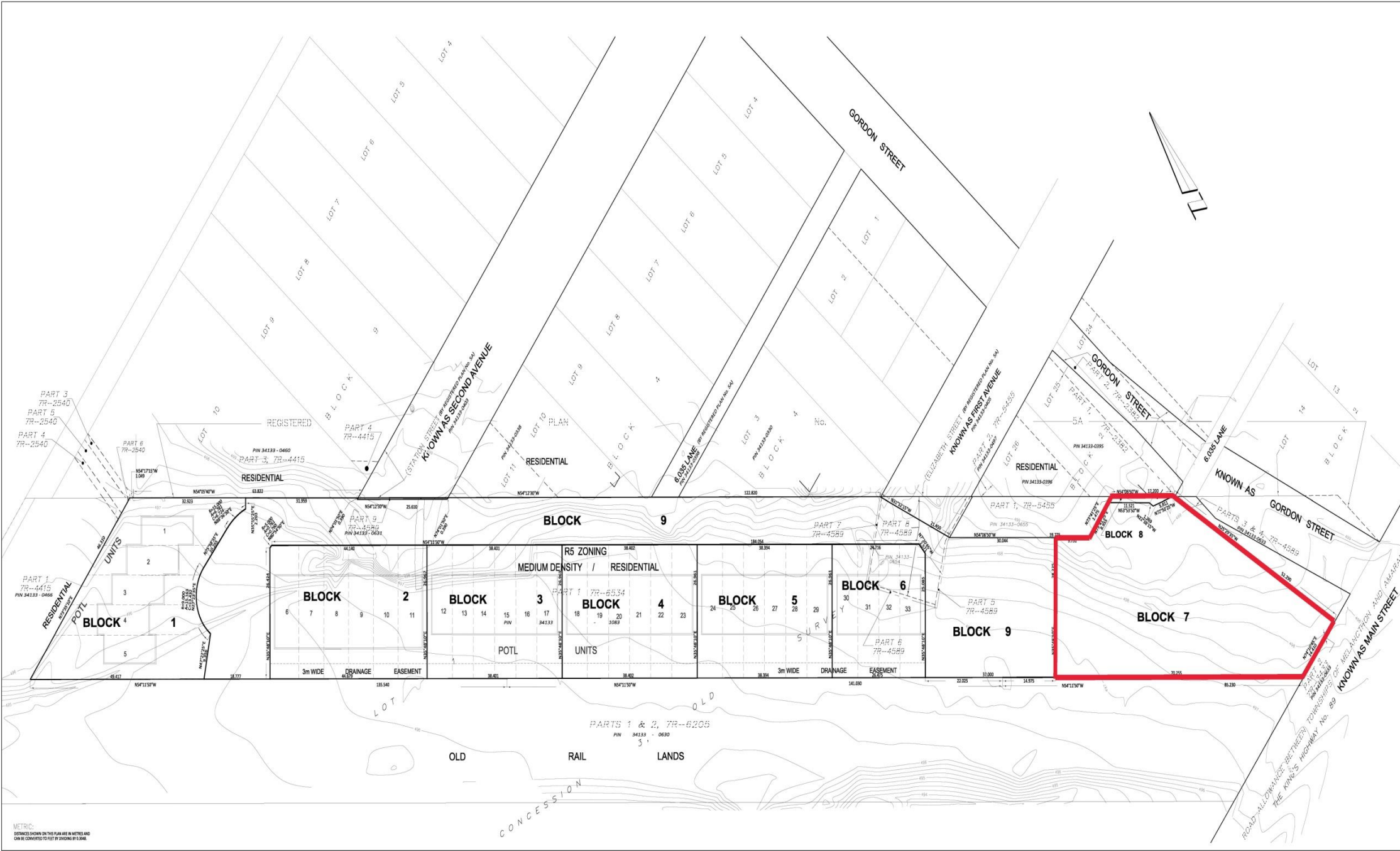
**DESIGN PLAN SERVICES INC.**  
Town Planning Consultants



900 The East Mall, Suite 300  
Toronto, ON M9B 6A2  
Telephone: 416.626.5445  
www.designplan.ca

Scale	NTS	Date	April 20, 2021	20122-SC6	Revised	JD	Drawn	Design
				Drawing Number				





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

SHELBURNE

SUBJECT  
PROPERTY

LAND TO BE SUBDIVIDED

SCHEDULE: RE: SECTION 51 - THE PLANNING ACT.  

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LAND USE SCHEDULE  
DESCRIPTION  
MEDIUM DENSITY RESIDENTIAL  

BLOCK	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	-	30
9- COMMON ELEMENT	-	3402
TOTAL	33	11944

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THE DIMENSIONS 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 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 17, 2019  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

433 WOODWICH STREET  
ORLANDO, ONTARIO, M7A 3K3  
PHONE: (416) 461-1753  
FAX: (416) 461-1770  
WWW.VANHARTEN.COM

680 RIDGE ROAD UNIT 1  
CHANDLERVILLE, ONTARIO, L9W 5G5  
PHONE: (416) 461-4222  
FAX: (416) 461-4233  
WWW.VANHARTEN.COM

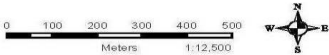
SWORN BY: S.A.S.      CHECKED BY: L.G.W.      PROJECT NO.: 2019-15

TOWN OF SHELBURNE  
OFFICIAL PLAN

SCHEDULE 'B1'

DEVELOPMENT  
STAGING PLAN

- Development Staging**
- Staging Boundary
- Urban Structure Boundaries**
- Downtown Core
  - Built Boundary
  - Urban Area
- Base Features**
- Town Boundary
  - 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, RSO 1990, M50, 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 1B Lands  
Main Street West (Highway 89) and Gordon Street  
Part of Lot 1, Concession 3, Shelburne

 Subject Site

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Town Planning Consultants

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CONSULTANTS

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

Tuesday April 20, 2021

DPS File: 20122-2

**RE: Part of Lot 1, Concession 3, Old Survey  
(Former Geographic Township of Amaranth)  
Town of Shelburne, County of Dufferin  
Servicing Allocation Request – Block 7  
Scone Developments Inc. (known as “Stoneridge Phase 2”)  
Town File No.: DPS 17/02, DPC 17/02 & Z17/05**

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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 future development block (Block 7) that is Draft Plan approved on the north side of Main Street West and west of Gordon Street (herein referred to as the “subject property”). The balance of the lands subject to this Draft Plan approval are discussed under separate cover. See attached approved Draft Plan.

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.



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## 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 on the north side of Main Street West and west of Gordon Street. The subject property does not have a municipal address, is vacant and is approximately 0.2132 ha in size. The subject property was previously referred to as “Stoneridge Phase 2” by the municipality based on the previous ownership.

## Project Description

The proposal is to construct a residential development that generally conforms to the as-of-right zoning for the property, creates an attractive entrance to the development to the north and enhances the intersection of Main Street West and Gordon Street. As such, currently a semi-detached dwelling (2 units) fronting onto Main Street West with the balance of the lands consisting of three (3) triplex buildings (9 units) is proposed along with a landscaping feature at the southwest corner of the property.

## Servicing Allocation Request

The subject property is located within the Urban Area, within the Built Boundary, 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 north 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.”*

The subject property is Draft Plan approved but since it was identified as a future development block at that time, allocation has not yet been reserved. However, the servicing demand for the



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subject property is captured in Appendix 2 to Report DO 2021-02 under “Residential Demands” as “Stoneridge Ph. 2” with the application status noted as “Proposed/future block on Draft Plan” for “15 units” under “Stage 2” (see attached).

Discussions have commenced with Town Planning staff regarding the development concept for the subject property. Applications to Committee of Adjustment may be required due to the unique location of the property and access to the adjacent Stormwater Management pond.

Given the intention to proceed based on the as-of-right zoning permissions, **the request for servicing allocation is near term with site works commencing within three (3) years.** As indicated in the Municipal Servicing Request / Renewal Form attached, the total servicing requirement for this proposal is 0.9 L/s. **We kindly ask that servicing allocation be reserved for this remaining block from the net remaining capacity that is unallocated, given the request is minimal and represents an appropriate infill development within the Downtown Core.**

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

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	
<b>Name of Applicant*:</b> Design Plan Services Inc.	<b>Phone:</b> 416-626-5445
<b>Mailing Address:</b> 900 The East Mall, Suite 300, Toronto, ON M9B 6K2	<b>E-mail:</b> kimberley@designplan.ca
<b>Name of Agent*:</b>	<b>Phone:</b>
<b>Mailing Address:</b>	<b>E-mail:</b>
<b>Name of Property Owner*:</b> Scone Developments Inc.	<b>Phone:</b> 416-243-3434
<b>Mailing Address:</b> 200 Ronson Drive, Suite 203, Toronto, ON M9W 5Z9	<b>E-mail:</b> mmelchoir@coram.com
<b>Name of Consulting Engineering Firm:</b> R. J. Burnside & Associates Limited	<b>Phone:</b> 705-795-9515
<b>Engineer Contact Name:</b> Heather Simpson	<b>Email:</b> Heather.Simpson@rjburnside.com
<b>All correspondence in respect to this request will be forwarded to:</b> (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	
<b>Property Address:</b> (describe location if no civic address)      Main Street West (Highway 89) and west of Gordon Street	
<b>Legal Description:</b> Part of Lot 1, Concession 3, Old Survey (Geographic Township of Melancton), in the Town of Shelburne.	
<b>Property Area (Ha):</b> 0.2132	<b>Adjoining Street Name(s) and Frontage (m):</b> Main Street - 14.41; Gordon Street - 52.29
<b>What is/are the existing use(s) of the property?</b> (e.g. residential, industrial, commercial, institutional, agriculture, open space, other) <div style="font-size: 2em; margin-top: 10px;">Vacant</div>	



**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 (m<sup>2</sup>):

Existing Commercial Gross Floor Area (m<sup>2</sup>):

Existing Institutional Gross Floor Area (m<sup>2</sup>):

Other Existing Gross Floor Area (m<sup>2</sup>):

**PART 4: EXISTING AND PROPOSED SERVICING**

(check all that apply)	Existing Non-Municipal / Private Servicing	Existing and Proposed Municipal Servicing
<b>Water Supply:</b>	<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
<b>Sanitary:</b>	<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 (m<sup>2</sup>) 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:										
Apartments (≤1 bedroom):										
Apartments (2+ bedrooms):										
Other Residential Type(s): 1 Semi-detached & 3 Triplexes			11	0.9						
<b>Residential Totals:</b>										
<b>B. ICI / NON-RESIDENTIAL:</b>	<b>GFA</b>	<b>L/S</b>	<b>GFA</b>	<b>L/S</b>	<b>GFA</b>	<b>L/S</b>	<b>GFA</b>	<b>L/S</b>	<b>GFA</b>	<b>L/S</b>
Industrial:										
Commercial:										
Institutional:										
Other Non-Residential Type(s):										
<b>Non-Residential Totals:</b>										
<b>C. TOTAL SERVICING (L/S):</b>										
<b>NEAR TERM SERVICING REQUEST:</b> (construction within 3 years)	UNITS	11	UNITS		UNITS		UNITS		44	UNITS
	GFA		GFA		GFA		GFA			GFA
	L/S	0.9	L/S		L/S		L/S		3.6	L/S
<b>MED. TERM SERVICING REQUEST:</b> (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
<b>LONG-TERM SERVICING REQUEST:</b> (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		
<b>Official Plan Development Stage Area:</b> (See Official Plan Map Schedule 'B1', check all that apply)	<b>Urban Area:</b> <input type="checkbox"/> Stage 1 <input checked="" type="checkbox"/> Stage 2 <input type="checkbox"/> Stage 3	<b>Other:</b> <input type="checkbox"/> Non-Urban
<b>Related Planning Applications:</b> (check all that apply)	<input type="checkbox"/> Official Plan Amendment <input checked="" type="checkbox"/> Zoning By-law Amendment <input checked="" type="checkbox"/> Draft Plan of Subdivision / Condominium <input type="checkbox"/> Part-Lot Control Exemption <input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan	
<b>Status of Related Planning Applications / Approvals / Permits / Agreements:</b> (check all steps completed and current status of applicable approvals, permits and agreements)		
<b>INITIAL PHASE</b>	<b>REVIEW PHASE</b>	<b>APPROVALS PHASE</b>
<input type="checkbox"/> Proposal / Concept <input type="checkbox"/> Pre-application Record <input type="checkbox"/> Submitted <input type="checkbox"/> Deemed Complete	<input type="checkbox"/> Circulated <input type="checkbox"/> Public Meeting(s) Held <input type="checkbox"/> Comments Received <input type="checkbox"/> Comments Addressed	<input checked="" type="checkbox"/> Draft/Conditional Approval <input type="checkbox"/> In Appeal Period/Appealed <input type="checkbox"/> Development Agreement <input type="checkbox"/> Final Approval/Registered
<b>MUNICIPAL AGREEMENTS / PERMITS</b>		<b>OTHER APPROVALS / PERMITS</b>
<input type="checkbox"/> Municipal Site Alteration Permit <input type="checkbox"/> Pre-Servicing Agreement <input type="checkbox"/> Subdivision/Condominium Agreement <input type="checkbox"/> Site Plan Agreement <input type="checkbox"/> Deemed Complete		<input type="checkbox"/> NVCA Permit <input type="checkbox"/> MTO Building / Land Use Permit <input type="checkbox"/> County and/or MTO Entrance Permit <input type="checkbox"/> County and/or MTO Agreement <input type="checkbox"/> Environmental Compliance Approval (ECA) <input type="checkbox"/> Other: _____
<b>Planning Objectives &amp; Evaluation Criteria:</b> (per Official Plan, check all that apply)		
<b>For this servicing request, does the proposed/planned development:</b> <input checked="" type="checkbox"/> Contribute to meeting the intensification target within the built-up area? <input type="checkbox"/> Contribute to achieving the density target in the designated greenfield area? <input type="checkbox"/> Include mixed-use, commercial, employment or institutional development on land designated for these uses? <input type="checkbox"/> 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:
Functional Servicing & Prelim. SWM Report	R.J. Burnside & Associates	March 2019

**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 Harrison - 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
<b>TOTAL RESIDENTIAL ALLOCATED</b>		<b>540</b>	<b>72</b>	<b>211</b>	<b>257</b>

\*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	
<b>TOTAL ICI ALLOCATED</b>		<b>1.93</b>	<b>0.37</b>	<b>1.57</b>	<b>-</b>

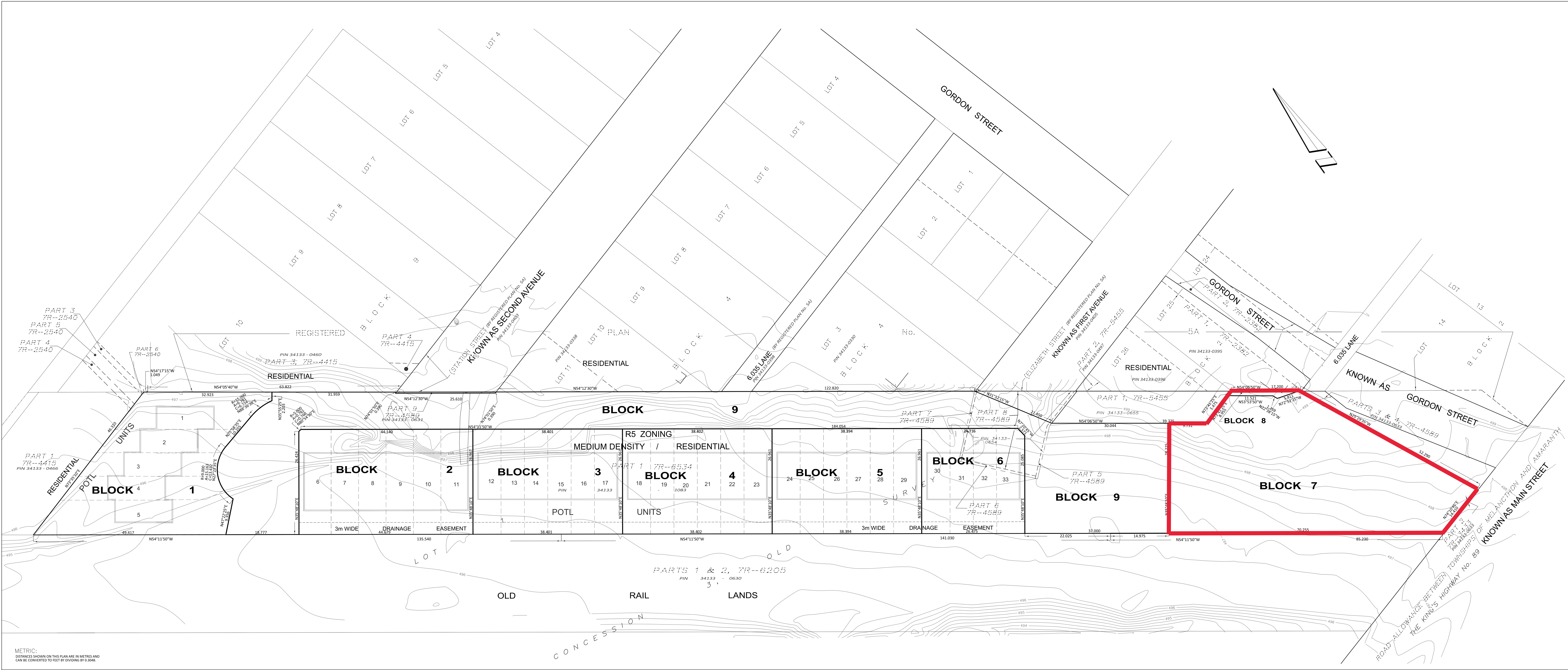
**NET REMAINING CAPACITY (UNALLOCATED):** 79 M3/DAY = 94 UNITS OR 2.83 HA GFA

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			
<b>TOTAL RESIDENTIAL DEMANDS</b>		<b>572</b>	<b>75</b>	<b>329</b>	<b>75</b>

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			
<b>TOTAL ICI DEMANDS</b>		<b>9.56</b>	<b>1.77</b>	<b>7.60</b>	<b>-</b>

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





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  
VAN HARTEN SURVEYING INC.

KEY MAP  
Not to Scale  
SUBJECT PROPERTY

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) MUNICIPAL WATER AVAILABLE  
(i) GRAVEL AND LOAM  
(j) AS SHOWN  
(k) ALL MUNICIPAL SERVICES AVAILABLE  
(l) NO EASEMENTS ON PROPERTY  
(m) 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 20 2122  
8 - CONVEYANCE 20 2122  
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: 519-840-4113  
www.vanharten.com

660 RIDGELL ROAD, UNIT 1  
ORANGEVILLE - ONTARIO, L9W 5G5  
PHONE: (519) 940-4113  
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PROJECT NO.  
23250-15