

**NOTES**

1. DRAFT PLAN OF SUBDIVISION INCLUDES THE APRIL 2009 EIS MITIGATION MEASURE POINTS 6.1 TO 6.3 AND 6.6 TO 6.9.
2. NO TREES WITHIN BLOCK 64, BLOCK 65 OR WITHIN THE 5m DEVELOPMENT CONSTRAINT ZONE SHALL BE REMOVED UNLESS REMOVAL IS RECOMMENDED BY AN ARBORIST OR OTHER QUALIFIED EXPERT, DUE TO THE CONDITION OF THE TREE.

**LEGEND**

- - - - - DEVELOPMENT CONSTRAINT ZONE LIMIT
- BU #48 ENHANCED BUTTERNUT TREE LOCATION
- HAZARD LANDS

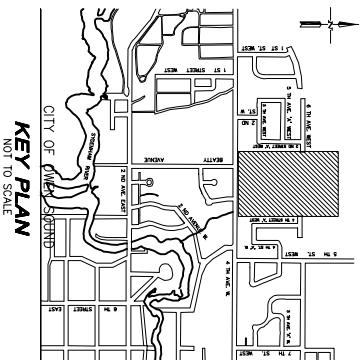
**PROPOSED DEVELOPMENT**

SINGLE FAMILY RESIDENTIAL HOUSING LOTS (60)	4.02 ha
BLOCKS TO BE RETAINED BY DEVELOPER (61, 62 & 65)	0.28 ha
HAZARD/RAINIE BLOCKS (63 & 64)	3.30 ha
ROAD ALLOWANCE	1.53 ha
<b>TOTAL SUBJECT TO PLAN OF SUBDIVISION</b>	<b>9.13 ha</b>
<b>BLOCK 66 (SUBJECT TO SEVERANCE APPLICATION)</b>	<b>0.33 ha</b>
<b>TOTAL</b>	<b>9.46 ha</b>

**PLANNING ACT SEC.51 (17)**

- a) See plan
- b) See plan
- c) See plan
- d) See plan
- e) See plan
- f) See plan
- g) See plan
- h) Municipal water system
- i) Silty sand
- j) See plan
- k) Water, sanitary and storm sewers, hydro, telephone cable tv, fire and police protection, ambulance
- l) None

SCALE 1:750



**OWNER'S CERTIFICATE**

I, the registered owner of these lands, hereby authorize Gansby and Mannerow Limited to submit this draft plan for approval.

SIGNED

DATE

**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundaries of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

DATE

NEIL C. MILNE, ONTARIO LAND SURVEYOR

**BENCHMARK 1 ELEV. - 218.47m**  
TOP NUT ON HYDRANT ON 6th AVE. WEST, STA. 0+000, 9.4m LEFT.

**BENCHMARK 2 ELEV. - 216.15m**  
TOP NUT ON HYDRANT ON 6th AVE. WEST, STA. 0+227, 8.6m RIGHT.

**BENCHMARK 3 ELEV. - 217.55m**  
TOP NUT ON HYDRANT ON 5th AVE. 'A' WEST, STA. 1+000, 9.3m RIGHT.

**BENCHMARK 4 ELEV. - 216.52m**  
TOP NUT ON HYDRANT ON EAST SIDE OF 4th AVE WEST, ADJACENT TO BLOCK 65

THE POSITION OF FENCE LINES, CURBS, WATERWAYS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THIS PLAN. THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INQUIRE IN WRITING OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL OBTAIN ALL NECESSARY CONSENTS AND PERMITS TO THEM.

**DRAFT PLAN OF PROPOSED DEVELOPMENT**

PART OF PARK LOT 4, 2nd RANGE WEST OF THE RIVER, CITY OF OWEN SOUND, COUNTY OF GREY

NO.	DATE	REVISION DESCRIPTION	CH/NO.
1	6/12/09	REVISED AS PER CITY COMMENTS	J.V.D.



**MANNEROW ESTATES**

**THOM CONSTRUCTION LTD.**

**CITY OF OWEN SOUND**

**DRAFT PLAN**

DRAWN BY: J.B.S.	APPROVED BY: J.B.S.	PROJECT NO.: S-1382	DRAWING NO.: DP-1
DESIGNED BY: J.V.D.	DATE: MAY 5/09	SCALE: 1:750	