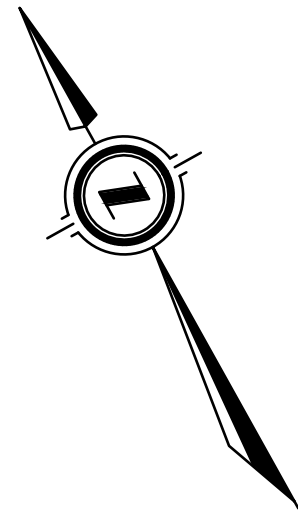


RESIDENTIAL LOT INFORMATION		
LOT	FRONTAGE (m.) (AS DEFINED IN ZONING BYLAW No. 201-2000)	AREA (sq.m.)
1	32.0	2139
2	30.0	2010
3	30.0	2010
4	31.8	2534
5	30.1	3928
6	35.2	2372
7	31.7	1775
8	30.0	1986
9	30.0	2010
10	30.0	2010
11	30.1	2693
12	30.1	1867
13	30.0	1728
14	30.0	1830



Legend	
	PROPOSED SUBDIVISION BOUNDARY
	PROPOSED LOT LINE
	EXISTING PROPERTY/STREET LINE
	EXISTING CONTOUR
	EDGE OF EXISTING PAVEMENT
	EXISTING ZONING LIMITS
	EXISTING TRAIL
	EXISTING STREAM
	DEVELOPABLE LAND BOUNDARY AS SHOWN ON SP2 (AQUATIC AND WILDLIFE SERVICES PLAN DATED DECEMBER 23, 2005.)
	EXISTING FIREHYDRANT
	EXISTING HYDRO GUY WIRE
	EXISTING HYDRO POLE
	EXISTING TELEPHONE PEDESTAL

NOTE:
1. NUMBERING OF LOTS ON FINAL PLAN MAY VARY FROM THAT SHOWN ON THE DRAFT PLAN.
2. LOCATION OF TRAILS DERIVED FROM INFORMATION PROVIDED BY THE TOWN OF SAUGEEN SHORES AND IS APPROXIMATE ONLY.

DRAFT APPROVAL SIGNATURE BLOCK

APPROVED IN ACCORDANCE WITH SECTION 51(31) OF THE PLANNING ACT, RSO, 1990, CHAPTER P.13, AS AMENDED.

THIS _____ DAY OF _____, 20____

SECRETARY-TREASURER OF THE LAND DIVISION COMMITTEE
COUNTY OF BRUCE

SUBDIVISION APPLICATION # S-2021-006

CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

DRAFT PLAN OF SUBDIVISION BLOCK 15 REGISTERED PLAN No. 3M-209 AND PART OF LOTS 55 AND 56 LAKE RANGE (GEOGRAPHIC TOWNSHIP OF SAUGEEN) TOWN OF SAUGEEN SHORES COUNTY OF BRUCE

RELEVANT SITE INFORMATION

DETACHED RESIDENTIAL LOTS (14)	3.089 ha.
MUNICIPAL STREETS (MARY ROSE COURT)	0.659 ha.
WALKWAYS (BLOCKS 15 AND 16)	0.067 ha.
TO BE RETAINED BY OWNER (BLOCKS 17 AND 18)	12.437 ha.
TOTAL PROPOSED SUBDIVISION	16.252 ha.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT

a. AS SHOWN	g. AS SHOWN
b. AS SHOWN	h. MUNICIPAL WATER SUPPLY
c. AS SHOWN	i. SILTY SAND
d. SINGLE FAMILY RESIDENTIAL	j. AS SHOWN
e. AS SHOWN	k. WATER, STORM SEWERS, HYDRO,
f. AS SHOWN	TELEPHONE, CABLE TV, FIRE,
	AMBULANCE AND POLICE
	PROTECTION
	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 February 8, 2021

J. BRENT ENGLAND O.L.S.
DINSMORE & ENGLAND LTD.
ONTARIO & CANADA LAND SURVEYORS

OWNER'S CERTIFICATE

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

JANUARY 4, 2021.
DATE

OWNER:
MIRAMICHI SHORES LAND DEVELOPMENT LTD.
c/o BRAD R. PRYDE
10 COLLARD WAY,
P.O. BOX 1725
PORT ELGIN, ON
N0H 2C0

No.	DATE	DESCRIPTION	BY	APPD
1	AUG 31/22	SECOND SUBMISSION	SJC	SJC
0	DEC 21/20	FIRST SUBMISSION	SJC	SJC

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

Title: MIRAMICHI SHORES PHASE 4
PROPOSED SUBDIVISION
BLOCK 15
REGISTERED PLAN No. 3M-209
AND PART OF LOTS 55 AND 56
LAKE RANGE
(GEOGRAPHIC TOWNSHIP OF SAUGEEN)
TOWN OF SAUGEEN SHORES

Client: MIRAMICHI SHORES LAND DEVELOPMENT LTD.

Design: SJC	Scale: 1:1000
Drawn: JAF	Approved:
Checked: SJC	
Date: OCT 2020	Design Engineer

DRAWING No. 00104-DP1