



LAND USE SCHEDULE				
PROPOSED USE	LOT/BLK #	# OF LOTS/BLKS	# OF UNITS	AREA (ha)
LOW DENSITY RESIDENTIAL SINGLE DETACHED	LOTS 1 - 38	38	38	7.900
NON RESIDENTIAL				
SWM PONDS	BLOCK 39, 40	2		0.824
PARK	BLOCK 41	1		0.613
OPEN SPACE	BLOCK 42	1		12.643
ROAD WIDENING	BLOCK 43, 44	2		0.260
OTHER LANDS OWNED BY APPLICANT	BLOCK 45	1		1.008
ROADS	20.0m ROW			1.440
<b>TOTALS</b>		<b>45</b>		<b>24.688</b>

LEGEND	
	WETLANDS (20231024) BOUNDARY
	30.0m BUFFER FROM WETLANDS (20231024)
	TREELINE (20231024) BOUNDARY
	10.0m/15.0m BUFFER FROM WOODLANDS (20231024)

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT				
a) AS SHOWN ON THE DRAFT PLAN	g) AS SHOWN ON THE DRAFT PLAN			
b) AS SHOWN ON THE DRAFT PLAN	h) WELL AND SEPTIC			
c) AS SHOWN ON THE DRAFT PLAN	i) SAND AND SANDY SILT			
d) SEE LAND USE SCHEDULE	j) AS SHOWN ON THE DRAFT PLAN			
e) AS SHOWN ON THE DRAFT PLAN	k) PRIVATE WELL			
f) AS SHOWN ON THE DRAFT PLAN	l) AS SHOWN ON THE DRAFT PLAN			
f.1) NOT APPLICABLE				
No.	REVISION	DATE	BY	APPROVED

OWNER'S AUTHORIZATION	
✓/WE	LAND OWNER
BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE	
D.G.BIDDLE AND ASSOC. LTD.	
TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL	
SIGNED	TITLE
DATE	

SURVEYOR'S CERTIFICATE	
I HEREBY CERTIFY THAT THE BOUNDARY OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN	
ONTARIO LAND SURVEYOR	
ONTARIO LAND SURVEYORS	
SIGNED	O.L.S.
DATE	

# DRAFT PLAN

PART OF LOT 27, CONCESSION 5 FORMERLY IN THE TOWNSHIP OF HOPE NOW IN THE MUNICIPALITY OF PORT HOPE COUNTY OF NORTHUMBERLAND



96 King Street East  
Oshawa, Ontario, L1H 1B6  
Phone: 905-576-8500  
info@dgiddle.com  
dgiddle.com



SCALE: 1:1000	<b>122049</b>
DRAWN BY: B.B.	<b>DP-1</b>
DESIGN BY: M.J.F.	
CHECKED BY: M.J.F.	
PLOT DATE: 24/02/2025	

K:\STAFF\08 FILED\122049\122049-8888 COUNTY RD 65\122049 DRAWINGS\122049-20250206-DRAFT PLAN.DWG