



DEVELOPMENT PHASE	NUMBER OF UNITS
PHASE 1	111
PHASE 2	54
PHASE 3	176
PHASE 4	154
TOTAL	495



KEY PLAN

DRAFT PLAN OF SUBDIVISION
 OF PART OF
PART OF LOT 2 CONCESSION 5
 GEOGRAPHIC TOWNSHIP OF WOODHOUSE
 NORFOLK COUNTY
 SPECIFICALLY
 PARTS 1 & 3 PLAN 37R-11505

SURVEY REFERENCE

PROPERTY LIMITS BASED ON PART 1 & PART 3, PLAN 37R-11505, AS SURVEYED BY WEST & RULISKA LTD., ONTARIO LAND SURVEYORS DATED: 2022/03/30

SECTION 51 (17) PLANNING ACT, R.S.O., 1990

- a. BOUNDARIES OF THE LAND ARE DEFINED AS PARTS 1 & 3 ON PLAN 37R-11505 DATED MARCH 28, 2022 AS SIGNED BY MR. JIM JOHNSON, C.L.S. OF WEST & RULISKA LTD., ONTARIO LAND SURVEYORS.
- b. THE DIMENSIONS OF PROPOSED ROADS AND EXISTING ROADS ARE SHOWN ON THE PLAN.
- c. A KEY PLAN IS INCLUDED ON THE DRAWING.
- d. UNDEVELOPED LAND USE IS INDICATED IN THE LAND USE TABLE ON THE DRAWING.
- e. ADJACENT LAND USES ARE INDICATED ON THE PLAN.
- f. APPROXIMATE LOT DIMENSIONS ARE SHOWN ON THE PLAN.
- g. LYNN VALLEY RAIL TRAILS, WOODLOTS ADJACENT TO THE SUBJECT LANDS ARE INDICATED ON THE PLAN.
- h. THE DEVELOPMENT WILL BE SERVICED BY NORFOLK COUNTY'S MUNICIPAL WATER SUPPLY.
- i. NATIVE SOILS ARE EXPECTED TO BE A MIX OF CLAY, AND GRANULAR WITH MIXED POROSITY.
- j. EXISTING CONTOURS ARE INDICATED ON A SUPPLEMENTARY DRAWING.
- k. THE DEVELOPMENT WILL BE SERVICED WITH MUNICIPAL WATER, SANITARY, STORM, CURB, PAVEMENT, STREETLIGHTING AND SIDEWALKS IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY.
- l. NO RESTRICTIVE COVENANTS IN EXCESS OF NORFOLK COUNTY'S ZONING BY-LAW ARE PROPOSED.

DATE	REVISION
AUG 2224	ISSUED TO CLIENT FOR REVIEW
JAN 1425	GENERAL REVISIONS PER CLIENT DIRECTION
MAY 3025	REVISED FOR RE-SUBMISSION TO NORFOLK COUNTY

SUBDIVISION DRAFT PLAN

TOWN OF SIMCOE

DRAWN BY:	DESIGNED BY:	CHECKED BY:	SCALE
DJBND	JOV	JOV	1:11500

G. DOUGLAS VALLEE LIMITED
 2 TALBOT STREET NORTH
 SIMCOE, ONTARIO N5Y 3M4
 (519) 426-6270

DATE
 NOVEMBER 2023
 DRAWING NO.
 23-190-DP

BLOCK 10 & 11 TO BE DEEDED TO BLOCK 6 (& 7) UPON CONNECTION OF WOODWAY TRAIL TO SUBDIVISION ROAD TO THE SOUTH.

CONCEPT PLAN ON LANDS AS ILLUSTRATED CONSULTING PLAN AND PROVIDED BY