


Colborne Meadows

2025-07-23



Schedule of Land Use										
DESCRIPTION	REFERENCE	YIELD		AREA						
		Lots / Blocks / Streets	Units	Lots	Blocks	Ha	%			
SUBJECT LANDS			-	-	-	17.23	(42.58)	-		
ENVIRONMENTAL AREA	Blocks U.		-	-	1	5.11	(12.63)	-		
POTENTIAL FUTURE DEVELOPMENT	Blocks V, W, & X.		-	-	3	1.69	(4.17)	-		
TOTAL DEVELOPABLE AREA						10.43	(25.78)	100%		
1) Single Detached Lots 14.0m (46') min.	Lot 01 to 10, and 26 to 34	19	19	-	-	0.82	(2.03)	7.9%		
2) Single Detached Lots 12.8m (42') min.	Lots 11 to 14, 22 to 25, 35 to 47	21	21	-	-	0.92	(2.27)	8.8%		
3) Single Detached Lots 12.0m (39.4') min.	Lots 15 to 21, 71 & 72	9	9	-	-	0.32	(0.79)	3.1%		
4) Single Detached Lots 11.0m (36') min.	Lots 48 to 70	23	23	-	-	0.89	(2.20)	8.5%		
5) Street Townhouse Lots 6.0m (20') min.	Blocks A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q	134	-	17	58	2.58	(6.38)	24.7%		
6) Park	Block R	-	-	1	68	1.68	(1.68)	6.5%		
7) Open Space, (includ 15m Setback)	Block T	-	-	1	62	1.53	(1.53)	5.9%		
8) SWM Block S-1	Block S-1.	-	-	1	80	1.98	(1.98)	7.7%		
9) SWM Facility	Block S-2	-	-	1	27	0.67	(0.67)	2.6%		
10) SWM Facility	Block S-3	-	-	1	02	0.05	(0.05)	0.2%		
11) Public Road R.O.W.	Street A, B, C, D, and E.	-	-	-	-	2.51	(6.20)	24.1%		
TOTALS			206	72	22	10.43	25.78	100%		

**PLANNING ACT INFORMATION**  
The following information is provided pursuant to Section 51(17) of the Planning Act:  
a) Boundaries of Land Indicated on the Plan  
b) Width & Location of Highways Indicated on the Plan  
c) Other Lands of Owner Indicated on the Key Plan  
d) Intended Use of Land Indicated on the Land Use Analysis  
e) Adjoining land Uses Indicated on the Plan  
f) Lot Dimensions Indicated on the Plan  
g) Existing Features Indicated on the Plan  
h) Water Supply Municipal Water to be installed by Developer  
i) Soil Information Silt and Sand  
j) Existing Topography Elevations indicated on the Plan  
k) Municipal Services Municipal services to be made available  
l) Restrictions/Easements Indicated on the Plan

Owner's Authorization

I/We, being the Registered Owner of the Subject Lands, hereby Authorize ACCIO Land Use Planning Solutions Inc. to prepare and submit this Draft Plan of Subdivision for Approval.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Surveyor's Certificate

I hereby Certify that the Boundaries of the Subject Lands and their relationship to the Adjacent Lands are accurately and correctly shown on this Plan.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
MAAZ MALEK, O.L.S.  
GENESIS Surveying Inc.

Planner's Certificate

I hereby Certify that this plan was prepared by a Registered Professional Planner, with the meaning of the Ontario Professional Planners Institute Act, 1994.

Signed \_\_\_\_\_ Date \_\_\_\_\_  
DANIEL CERON, MCIP, RRP  
ACCIO Land Use Planning Solutions Inc.

No.	PLAN	REVISION	BY	DATE
02	DPS1	Issued for 1st Submission	DAC	2025-07-23
02	DPS1	Revised per Coordination comments	DAC	2025-03-05
01	DPS1	Circulated for Coordination	DAC	2024-05-30

REVISIONS

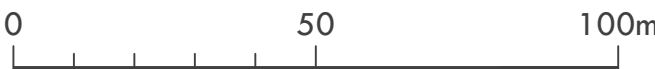
SOURCES:

Base Information compiled of:  
Property and Topographic Survey prepared by GENESIS Land Surveying Inc. (Ref: GLS -1559) dated April 14, 2023; and additional surveying information of Durham Street South, Township of Cramahe prepared by GENESIS Land Surveying Inc. (Ref: GLS -1659A 1&2) dated Nov. 21, 2023.

The Contractor shall verify and be responsible for all dimensions.  
DO NOT scale the drawing - any errors or omissions shall be reported to ACCIO without delay.  
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DRAFT PLAN of Subdivision  
PART OF LOT 28 Concession 1  
(Formerly Village of Colborne)  
TOWNSHIP OF CRAMAHE  
NORTHUMBERLAND COUNTY



1 : 1250

Prepared for: BASH Developments Inc.  
Designed by MTL / DAC



PO Box 71589, Aurora ON L4G 6S9 P:647-622-4850

PROJECT  
BASH

DATE  
2025.07.23

DRAWING  
DPS-01