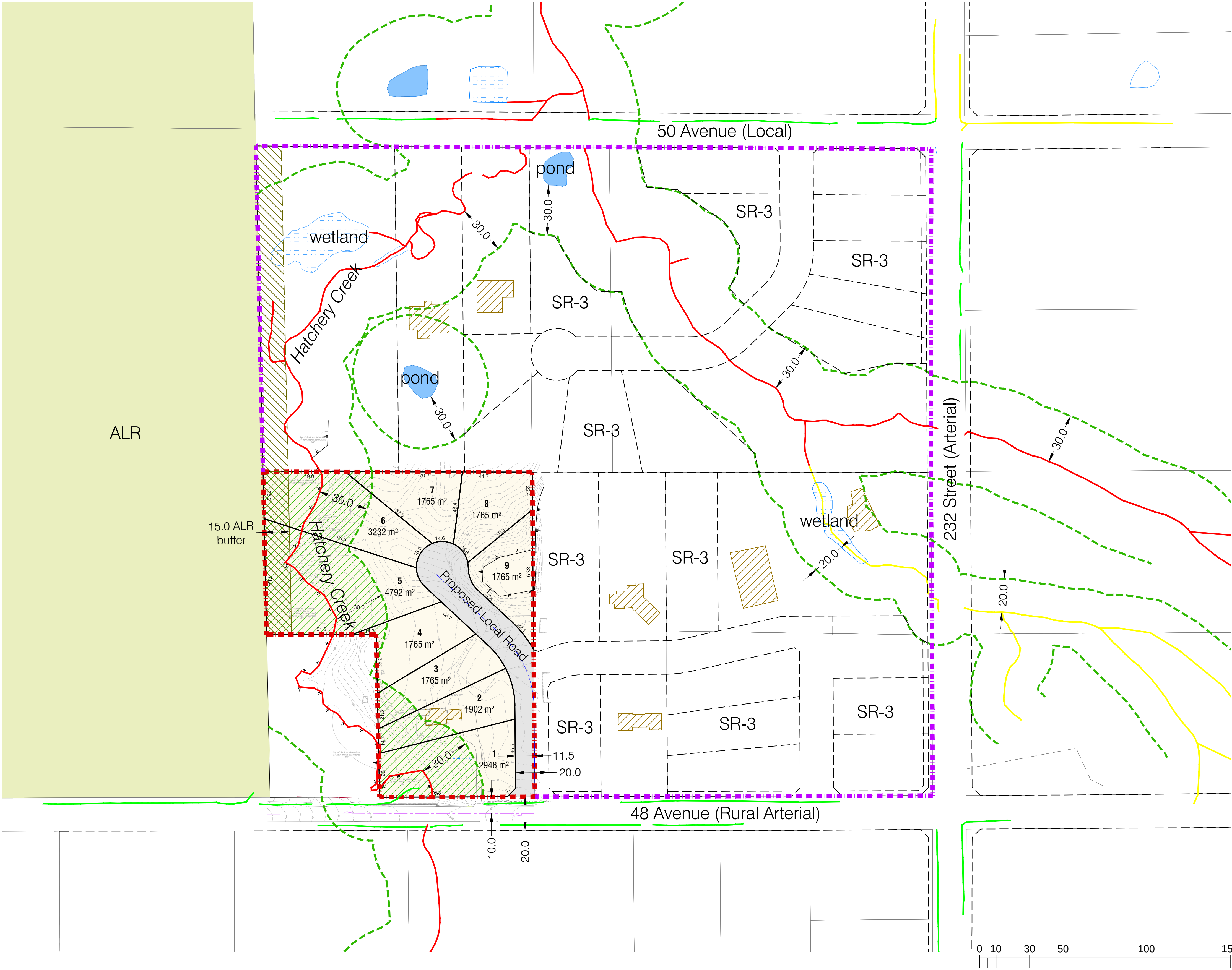


SHADOW PLAN
CONCEPT

- Subject Property / 6.09 Ac
- Shadow Plan / 30.66 Ac
- Single Family SR-3 Lot / 5.36 Ac
- Road Dedication / 0.73 Ac
- Agricultural Land Reserve (ALR)
- ALR Buffer
- Existing Houses to Remain
- Streamside Bylaw Setback
- Existing Wetland
- Existing Pond
- Class A Watercourse
- Class B Watercourse
- Class C Watercourse

ASSUMPTIONS AND NOTES

- Environmental area remains as private property.
- 5% cash-in-lieu of parkland dedication is provided equaling market value of the land as though:
 - Land is zoned to permit the proposed use
 - Any works & services needed to the subdivision have not been installed on the land
- Shadow lots are assumed to be SR-3.
- All watercourse classifications are based on the Township's watercourse classification map.
- Hatchery Creek is a Class A watercourse.
- Class A and Class B watercourses are assumed to be natural watercourse type and have Bylaw setbacks of 30m and 20m respectively. A watercourse assessment report done by a Qualified Professional (QEP) is required to confirm and to determine the type and the actual required watercourse setbacks .



LEGAL DESCRIPTION
PID 006-684-955

GROSS SITE AREA
2.47 hectares / 6.09 acres

NET SITE AREA
2.17 hectares / 5.36 acres
(excludes Road Dedication)

EXISTING DESIGNATIONS
OCP: Rural
Community Plan: Small Farm/Country Estate
Zoning: Rural Residential Zone RU-1

PROPOSED DESIGNATIONS
OCP: Rural
Community Plan: Salmon River Uplands
Rural Residential
Zoning: Suburban Residential SR-3

LOT YIELD
Existing: 1 lot
Proposed: 9 Lots

DENSITY
Gross: 3.64 uph / 1.48 upa
Net: 4.15 uph / 1.68 upa

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Project 24-1083
22 / 07 / 2026
Drawn by: CEV

Drawing
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