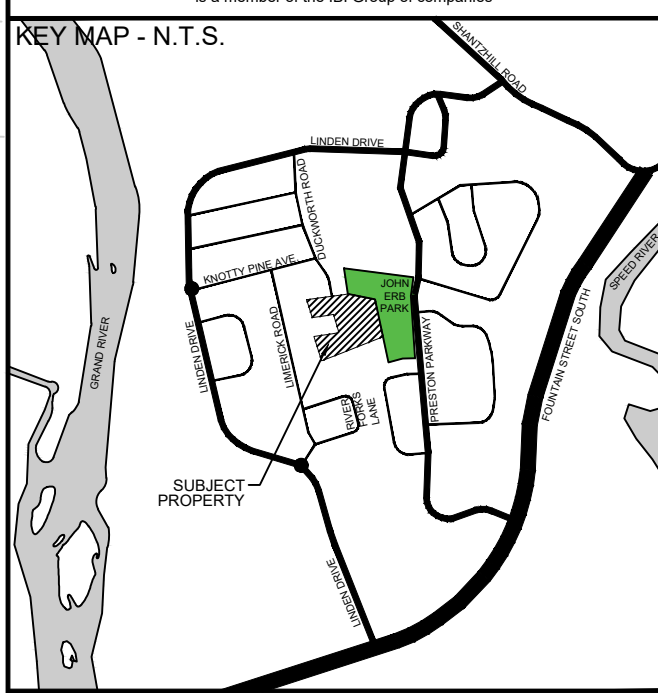


PROPOSED DRAFT PLAN OF SUBDIVISION

2582427 ONTARIO INC. & MELODY INTERNATIONAL INVESTMENT INC.

PART OF LOT 6 BEASLEY'S BROKEN FRONT CONCESSION KNOWN AS 240 & 270 LIMERICK ROAD, CITY OF CAMBRIDGE, REGION OF WATERLOO

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This drawing has been prepared solely for the intended use, and any reproduction or distribution for any purpose other than that authorized by IBI Group is forbidden. Within dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.
IBI Group Professional Services (Canada) Inc. is a member of the IBI Group of companies



INFORMATION REQUIRED
UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990, c.P.13 AS AMENDED
(a) - AS SHOWN
(b) - AS SHOWN
(c) - AS SHOWN
(d) - AS LISTED BELOW
(e) - AS SHOWN
(f) - AS SHOWN
(g) - AS SHOWN
(h) - MUNICIPAL WATER
(i) - FINE SANDY LOAM
(j) - AS SHOWN
(k) - MUNICIPAL SANITARY AND STORM SEWERS
(l) - NONE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED: *J. Elliott*
JASOBYR ELLIOTT, O.L.S.
J.D. BARNES LIMITED / McDONALD TAMBLYN LORD
DATE: Feb. 24, 2023

OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE FILING OF THIS PLAN BY IBI GROUP, IN DRAFT FORM.

SIGNED: *Chen Hao*
2582427 ONTARIO INC. and MELODY INTERNATIONAL INVESTMENT INC.
I HAVE AUTHORITY TO BIND THE CORPORATION
DATE: Mar. 1, 2023

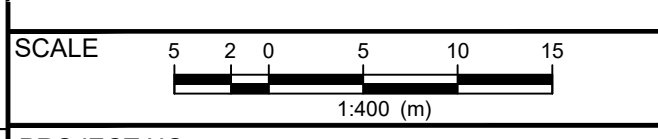
THIS DRAFT PLAN IS BASED ON THE TOPOGRAPHICAL SURVEY PLAN COMPILED THE 6th DAY OF OCTOBER 2020, PREPARED BY McDONALD TAMBLYN LORD SURVEYING - DIVISION OF J.D. BARNES LIMITED

DRAWING ISSUE RECORD		
3	25.01.2023	ET PREPARED FOR FIRST SUBMISSION
2	23.09.2021	ET REVISED FOLLOWING STAFF COMMENTS
1	12.22.2020	ET PLAN PREPARED FOR PRE-CONSULTATION

APPROVALS		

IBI GROUP
Suite 101 - 410 Albert Street
Waterloo ON N2L 3V3 Canada
tel 519 885 2255
ibigroup.com

PROPOSED ZONING: RM4
* NOTE SOME BLOCKS MAY HAVE SITE SPECIFIC ZONE REGULATIONS. PLEASE REFER TO THE ACCOMPANYING ZONE CHANGE APPLICATION.



LAND USE SCHEDULE			
BLOCKS / LOTS	DESCRIPTION	AREA (ha)	# UNITS
1	STACKED TOWNHOUSES	0.40	27
2	STREET FRONTING TOWNHOUSES	0.12	4
3	STACKED TOWNHOUSES	0.50	36
4	CLUSTER TOWNHOUSES	1.12	38
5	TRAIL (3.0m WIDTH)	0.01	-
6	ROAD WIDENING	0.04	-
7	0.3m RESERVE	0.003	-
8	TEMP. EMERGENCY ACCESS	0.17	-
	NEW RIGHT OF WAY	0.32	-
TOTAL		2.68	105 (39.2 units per gross ha.)

PROJECT NO: 126422
DRAWN BY: E.T.
PROJECT MGR: V.L.
CHECKED BY: V.L.
APPROVED BY: V.L.
SHEET TITLE: DRAFT PLAN OF SUBDIVISION
SHEET NUMBER: 1 ISSUE: 1