



DRAFT PLAN OF SUBDIVISION

Part of Lots 27, 28 and 29, Concession 1 and Parts of Lots 27, 28 and 29, Concession 2 and Part of Subdivision Lot 1, Concession 2
West of Grand River
Geographic Township of South Dumfries
County of Brant

LAND USE SCHEDULE			
STAGE	LOTS/BLKS.	UNITS	AREA (ha.)
STAGE 1a			
Single Detached Residential	1-125	125	5.64
Existing House	126	1	0.19
Inn	127		0.99
Park	128		0.18
SWM	129		0.64
SWM / Pumping Station	130		1.07
Walkway	131		0.03
0.3m Reserve	132-151		0.00
3m Road Widening	152,153		0.15
Roads			2.96
Total Stage 1a		126	11.85
STAGE 1b			
Single Detached Residential	1-90	90	4.02
Street Townhouses	91	16	0.35
Park	92		1.09
Open Space	93,94		16.62
Infiltration Gallery	95		0.05
0.3m Reserve	96-107		0.00
3m Road Widening	108,109		0.13
Roads	>>>		1.85
Total Stage 1b		106	24.11
STAGE 1c			
Residential	1-3	8	0.41
Street Townhouses	4	3	0.07
Medium Density Residential	5-8	126	3.14
Roads			0.35
Total Stage 1c		137	3.97
STAGE 2a			
Residential	1-6	22	1.09
Medium Density Residential	7-8	24	0.92
Open Space	9		3.83
0.3m Reserve	10-22		0.00
Roads			0.42
Total Stage 2a		46	6.26
STAGE 2b			
Residential	1-5	42	1.63
Park	6		1.25
Open Space	7,8		2.22
0.3m Reserve	9-12		0.00
Roads			0.84
Total Stage 2b		42	5.94
STAGE 3			
Residential	1-9	114	4.44
Berm/Future Residential ⁽²⁾	10 ⁽²⁾	(26) ⁽²⁾	1.18
Open Space	11		0.03
Walkway	12		0.02
0.3m Reserve	13-17		0.00
Roads			1.78
Total Stage 3		114	7.45
STAGE 4			
Multiple Residential	1	150	1.50
0.3m Reserve	2		0.00
Total Stage 4		150	1.50
Total		747	61.08

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and I ARE AS SHOWN ON THE DRAFT PLAN.
h) Municipal water supply
i) Fluvial gravely sand and gravel
k) All sanitary and storm sewers as required

OWNER'S CERTIFICATE
I AUTHORIZE THE GSP GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF BRANT.
Kathy Di Silvestro Sept 11, 2017
KATHY DI SILVESTRO
Paris Grand Estates Inc. DATE

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.
Sep Ruuska November 6, 2013
SEP RUUSKA
West and Ruuska Ltd. DATE

REVISIONS	
December 5, 2017	January 30, 2020
March 20, 2018	March 25, 2020
March 27, 2018	July 2, 2020
May 1, 2018	
June 12, 2018	
February 15, 2019	
October 24, 2019	

Paris Grand Subdivision



PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE
gspgroup.ca

Date: September 29, 2017 Drawn By: S.L. Dwg. File Name: dp16232p.dwg
Scale: 1:2,500 metric Project No.: 16232