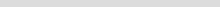
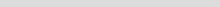
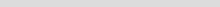


LEGEND

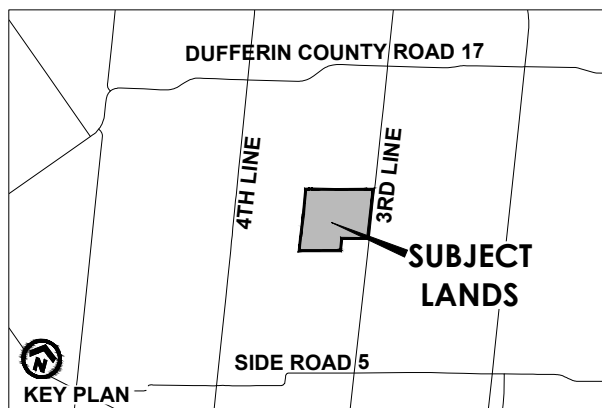
- | | |
|--|--|
|  | EXISTING WATERCOURSE |
|  | EXISTING WATER FEATURE (AZIMUTH) |
|  | ESTIMATED EX. REGIONAL FLOOD LINE (NVCA) |
|  | EX. REGIONAL FLOOD LINE BUFFER (6m) |
|  | WETLAND CONSTRAINT (AZIMUTH - JULY 30, 2024) |
|  | WETLAND CONSTRAINT BUFFER (15m) |
|  | EXISTING DEVELOPED AREA |
|  | PERMANENT WATERCOURSE/DIRECT FISH HABITAT |
|  | WATERCOURSE/DIRECT FISH HABITAT BUFFER (20m) |
|  | DRAINAGE FEATURE/INDIRECT FISH HABITAT |
|  | MEANDER BELT (20m) (GEOMORPHIX, 2025) |

*

SITE STATISTICS - PROPOSED

	TOTAL SITE AREA (GROSS):	37.38ha (92.37ac)
	NET SITE AREA*:	11.36ha (28.22ac) (30.4%)
	DETACHED RESIDENTIAL:	5.79ha (14.31ac) (15.5%)
	TOWNHOUSE (BUNGALOW) RESIDENTIAL:	0.36ha (0.89ac) (1.0%)
	COMMERCIAL AREA:	0.13ha (0.32ac) (0.3%)
	ROADS / SIDEWALKS:	2.05ha (5.07ac) (5.5%)
	AMENITY REC. AREAS / PARKETTES:	0.71ha (1.75ac) (1.9%)
	LANDSCAPE OPEN SPACE:	0.81ha (2.00ac) (2.2%)
	ADVANCED TREATMENT SYSTEM BLOCK:	0.13ha (0.32ac) (0.4%)
	SWM BLOCKS:	1.38ha (3.41ac) (3.6%)
	NATURAL HERITAGE SYSTEM:	26.02ha (64.30ac) (69.6%)

*NOTE: NET SITE AREA EXCLUDES NATURAL HERITAGE SYSTEM AREAS



CONCEPT PLAN CHIPWOODS

476420 3RD LINE, PART OF LOT 8, CONCESSION 3, OLD SURVEY,
TOWNSHIP OF MELANCTHON, COUNTY OF DUFFERIN

ADDITIONAL SITE STATISTICS

DETACHED UNITS (9.14m x 27.5m):	207 UNITS
TOWNHOUSE (BUNGALOW) UNITS (7.62m x 27.5m):	15 UNITS
TOTAL UNITS:	222 UNITS
COMMERCIAL / AMENITY / REC. AREA / REC. CENTRE / PARKETTES:	8,371m ² (7.39% OF NET SITE AREA)
VISITOR PARKING PROVIDED:	43 SPACES (0.19 SPACES / UNIT)



SCALE 1:3000
JULY 13, 2026

