

LEGEND

- Subject Property
- Existing Parcel
- Existing Driveway
- Existing Building
- Existing Road
- Existing Fence
- Existing Wetland
- 15m Buffer from Wetland
- Existing Woodland
- 10m Buffer from Woodland
- 30m Fish Habitat Setback
- Existing Flood Plain
- Proposed Dwelling (Area=±300sq.m)
- Proposed Driveway
- Proposed Leaching Bed
- Proposed Building Envelope

NOTES:

- Property Boundaries are retrieved from the plan of survey prepared by Ivan B. Wallace on March 19, 2007.
- The locations of the boreholes, lot configuration, and contour details were taken from the draft plan prepared by Crozier Consulting Engineers.

ZONING STATISTICS

FRONTAGE (m)	LOT AREA (sq.m)	LOT AREA (ha)	DEVELOPABLE AREA (excluding Natural Constraints and Buffers) (sq.m)	BUILDING ENVELOPE (sq.m)	DISCUSSION	
LOT 1	86.04	4016.79	0.40	2617.57	1837.69	SINGLE DETACHED DWELLING (Municipal Water Supply and Private Septic)
LOT 2	42.14	4019.36	0.40	3163.12	2469.38	SINGLE DETACHED DWELLING (Municipal Water Supply and Private Septic)
LOT 3	52.90	4885.34	0.49	4840.28	3623.57	SINGLE DETACHED DWELLING (Municipal Water Supply and Private Septic)
LOT 4	56.43	9168.29	0.92	3348.12	2482.46	SINGLE DETACHED DWELLING (Municipal Water Supply and Private Septic)
LOT 5	27.58	4258.49	0.43	3474.97	2632.16	SINGLE DETACHED DWELLING (Municipal Water Supply and Private Septic)
LOT 6	16.98	4843.77	0.48	3092.07	2421.28	SINGLE DETACHED DWELLING (Municipal Water Supply and Private Septic)
LOT 7	53.30	2591.58	0.26	2591.58	1163.88	SINGLE DETACHED DWELLING (Municipal Water Supply and Private Septic)
LOT 8	38.50	3032.05	0.30	3032.05	2091.15	SINGLE DETACHED DWELLING (Municipal Water Supply and Private Septic)
BLOCK 1	NA	5705.49	0.57	NA	NA	20m RIGHT OF WAY
BLOCK 2	NA	10008.17	1.00	NA	NA	COMPLEMENT NATURAL CONSTRAINTS AND DRAINAGE EASEMENT
TOTAL	NA	52829.33	5.26	NA	NA	

Submission Requirements

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 (a-1) THE PLANNING ACT

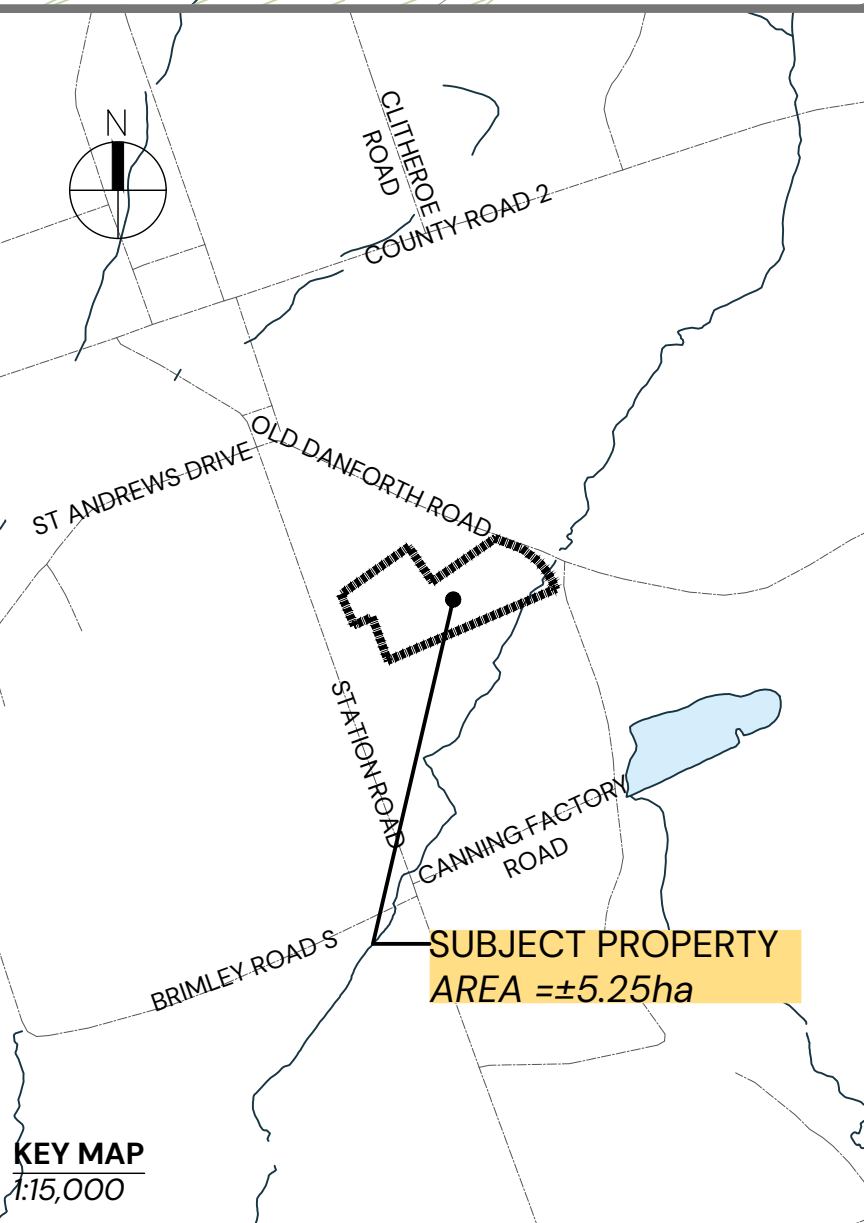
- As shown on this Draft Plan
- As shown on this Draft Plan
- As shown on this Draft Plan
- Residential
- As shown on this Draft Plan
- As shown on this Draft Plan
- N/A
- As shown on this Draft Plan
-
- As shown on this Draft Plan
- Partially Available
- As shown on this Draft Plan

OWNER'S CERTIFICATE
I hereby authorize EcoVue Consulting Services Inc. to prepare and submit this plan to the County of Hastings February 25, 2026

Date _____

SURVEYOR'S CERTIFICATE
This Draft Plan accurately shows the boundaries of all lands proposed to be subdivided.
Certified by: _____

Date _____



DRAFT PLAN DP1

Station Road Subdivision
4D Investments Corp

Station Road
Part of Lot 22
Concession A
Geog. Twp. of Haldimand
Town of Grafton

Project Number: 25-2814
Drawn By: PP
Horiz. Scale: 1:600
Revision Date: February 24, 2025

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