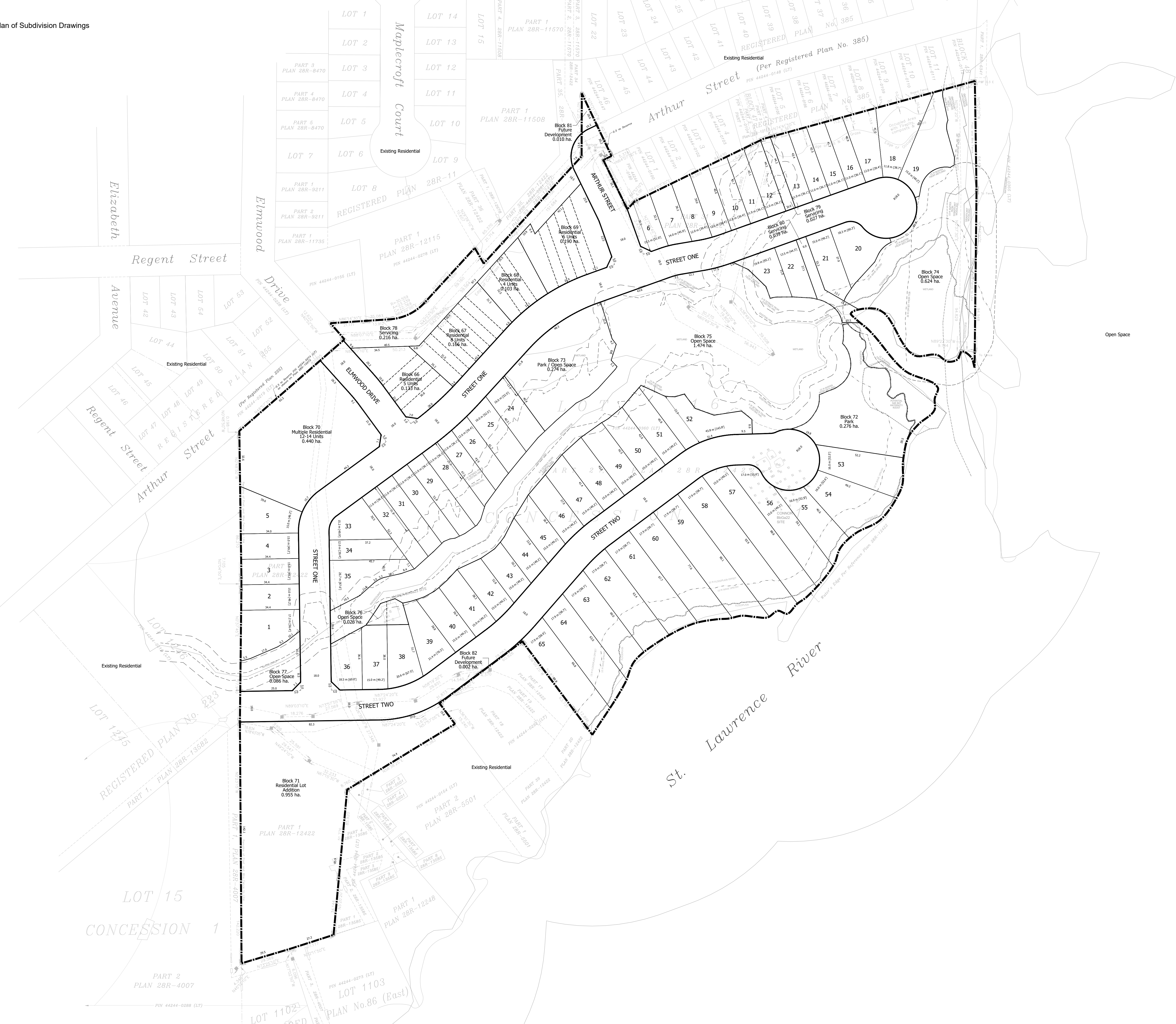




DRAFT PLAN OF SUBDIVISION

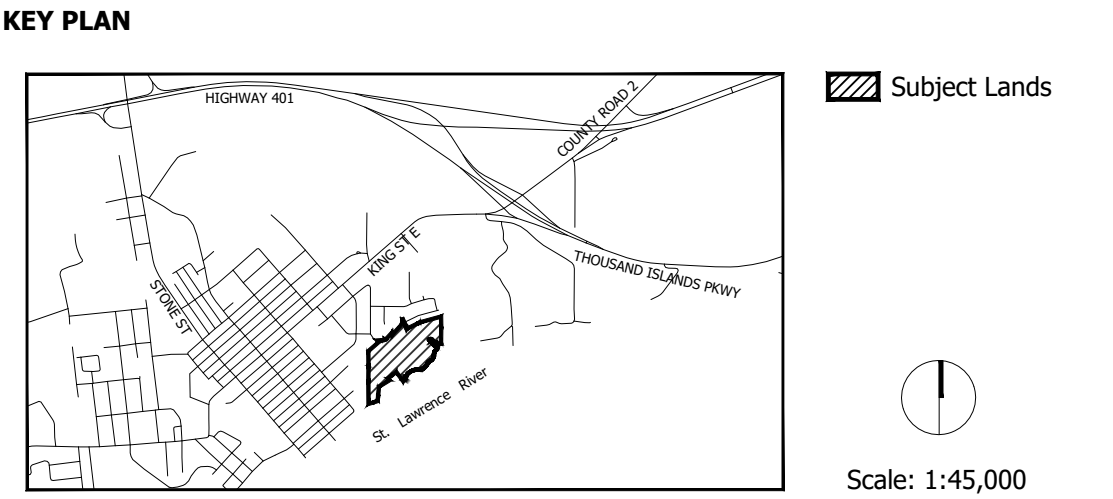
LEGAL DESCRIPTION
PART OF LOT 16, CONCESSION 1,
GEOGRAPHIC TOWNSHIP OF LEEDS
TOWN OF GANANOQUE
COUNTY OF LEEDS

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED
TO SUBMIT THIS PLAN FOR APPROVAL.

Date: _____
ROB PIERCE
1000989284 ONTARIO INC.

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

Date: _____
SHAWN LEROUX, O.L.S., O.L.I.P., A.L.S.
J.D BARNES LIMITED



ADDITIONAL INFORMATION
Required Under Section 51 (17) of the Planning Act, R.S.O., 1990, c.P.13 as Amended
(a) As Shown (e) As Shown (j) As Shown
(b) As Shown (f) As Shown (k) Services As Required
(c) As Shown (g) As Shown (l) As Shown
(d) Residential, Park, Open Space, Servicing (h) Municipal Water Supply (i) Unknown

DESCRIPTION	LOTS/BLOCKS	UNITS	AREA
Low Density Residential - Singles	1-65	65	4.585 ha
Low Density Residential - Townhouses	66-69	23	0.592 ha
Multiple Residential	70	12-14	0.440 ha
Residential Lot Addition	71		0.955 ha
Park	72		0.276 ha
Park / Open Space	73		0.274 ha
Open Space	74-77		2.184 ha
Servicing	78-80		0.282 ha
Future Development	81-82		0.012 ha
Roads			1.986 ha
Total	82	100-102	11.586 ha

- NOTES**
- All dimensions are in metres unless otherwise shown.
 - Environmental features provided by WSP, 2025-05-23, & FFE, August 2025
 - Boundary information has been compiled from Plan 28R-15673 and Confirmed by field Survey by J.D. Barnes Ltd. May 13, 2025
 - Contains information licensed under the Open Government Licence - Ontario.

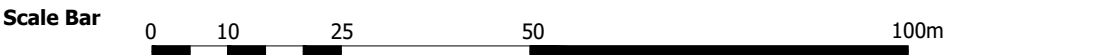
Revision No.	Date	Issued / Revision	By
1	September 1, 2026	Resubmission	JB

Stamp	Date
	September 1, 2026
File No.	91378K
Plan Scale	1:1000 (Arch D)
Drawn By	JB
Checked By	EE

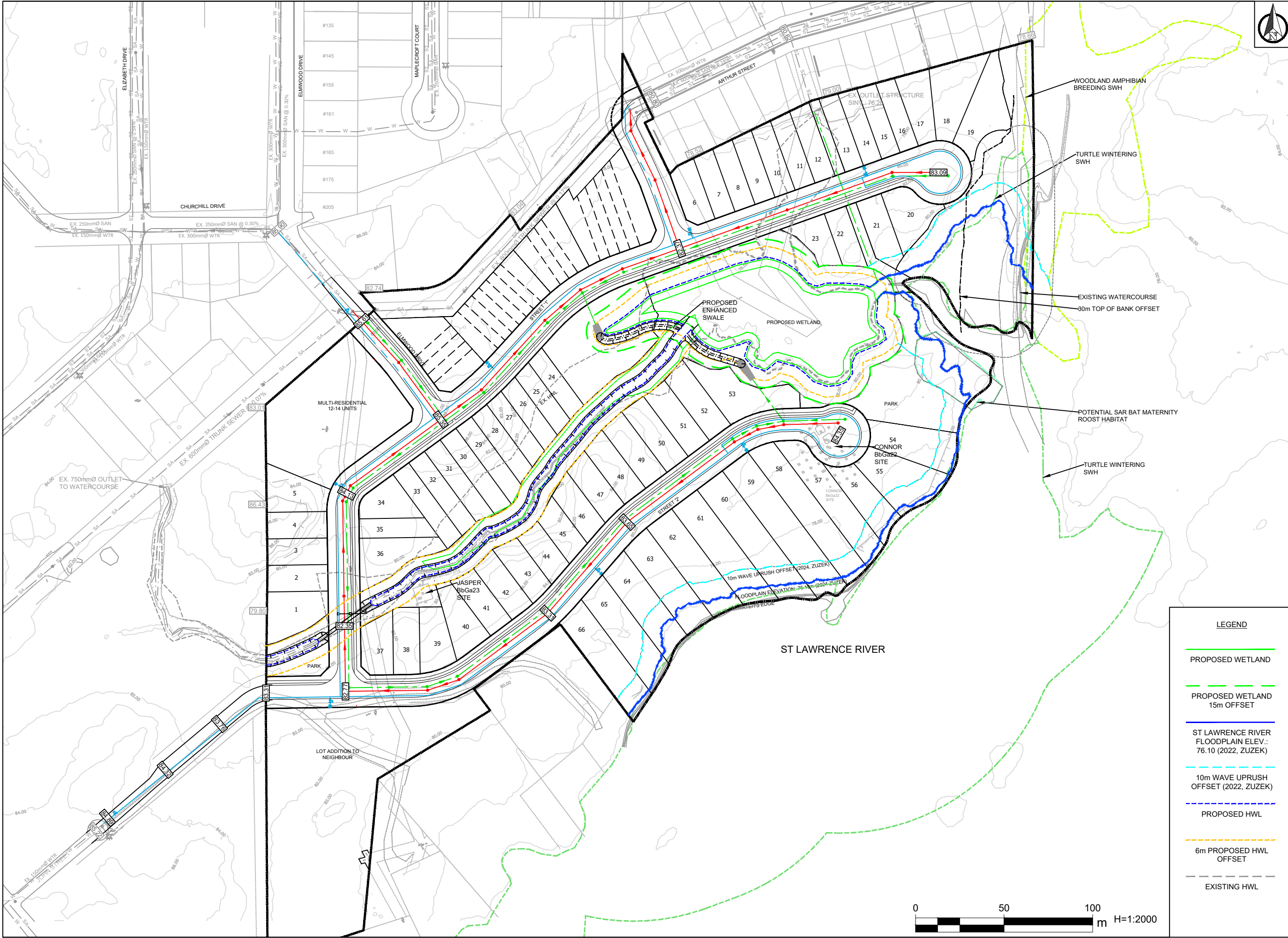
Project
VL - Elmwood Drive, Gananogue
R.W. Tomlinson Limited
100 CitiGate Drive, Ottawa ON

File Name
DRAFT PLAN OF SUBDIVISION

Dwg No.
1 of 1



K:\1378K - 285 Elmwood Drive, Gananogue\1378K - Draft Plan of Subdivision - 1378K.dwg



Benchmark		
No.	Revision/Issue	Date



1329 Gardiners Road, Suite 210
Kingston, ON, Canada K7P 0L8
613.634.9009 tel.
1.866.884.9392 fax.

Client
1000989284 ONTARIO INC.

Project
VL - ELMWOOD DRIVE

Drawing
CONCEPT PLAN

Drawn by: EP	Checked by: JH	Project No.
Designed by: KMN	Approved by: KMN	Drawing No.
Date: MAY 2026		CP
Scale: 1:2000 ANSI B (11x17)		

- LEGEND
- PROPOSED WETLAND

PROPOSED WETLAND
15m OFFSET

ST LAWRENCE RIVER
FLOODPLAIN ELEV.:
76.10 (2022, ZUZEK)

10m WAVE UPRUSH
OFFSET (2022, ZUZEK)

PROPOSED HWL

6m PROPOSED HWL
OFFSET

EXISTING HWL



DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 16, CONCESSION 1,
GEOGRAPHIC TOWNSHIP OF LEEDS
TOWN OF GANANOQUE
COUNTY OF LEEDS

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED
TO SUBMIT THIS PLAN FOR APPROVAL.

Date: SEPTEMBER 4, 2025

ROB PIERCE
1000989284 ONTARIO INC.

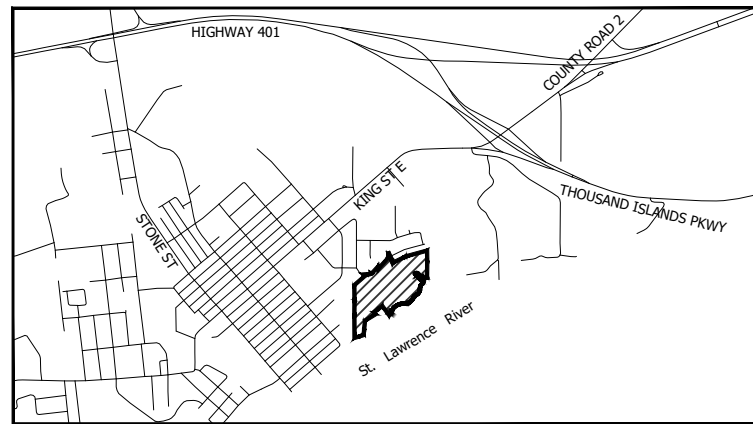
SURVEYOR'S CERTIFICATE

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

Date: SEPTEMBER 4, 2025

SHAWN LEROUX, O.L.S., O.L.T.P., A.L.S.
J.D BARNES LIMITED

KEY PLAN



Scale: 1:45,000

ADDITIONAL INFORMATION

Required Under Section 51 (17) of the Planning Act, R.S.O., 1990, c.P.13 as Amended

- | | | |
|--|----------------------------|--------------------------|
| (a) As Shown | (e) As Shown | (j) As Shown |
| (b) As Shown | (f) As Shown | (k) Services As Required |
| (c) As Shown | (g) As Shown | (l) As Shown |
| (d) Residential, Park, Open Space, Servicing | (h) Municipal Water Supply | |
| | (i) Unknown | |

AREA SCHEDULE

DESCRIPTION	LOTS/BLOCKS	UNITS	AREA
Low Density Residential - Singles	1-65	65	4.585 ha
Low Density Residential - Townhouses	66-69	23	0.592 ha
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Roads			1.986 ha

Total	82	100-102	11.586 ha
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NOTES

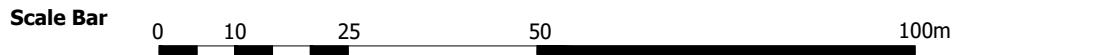
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Revision No.	Date	Issued / Revision	By
1	August 18, 2026	Resubmission	JB

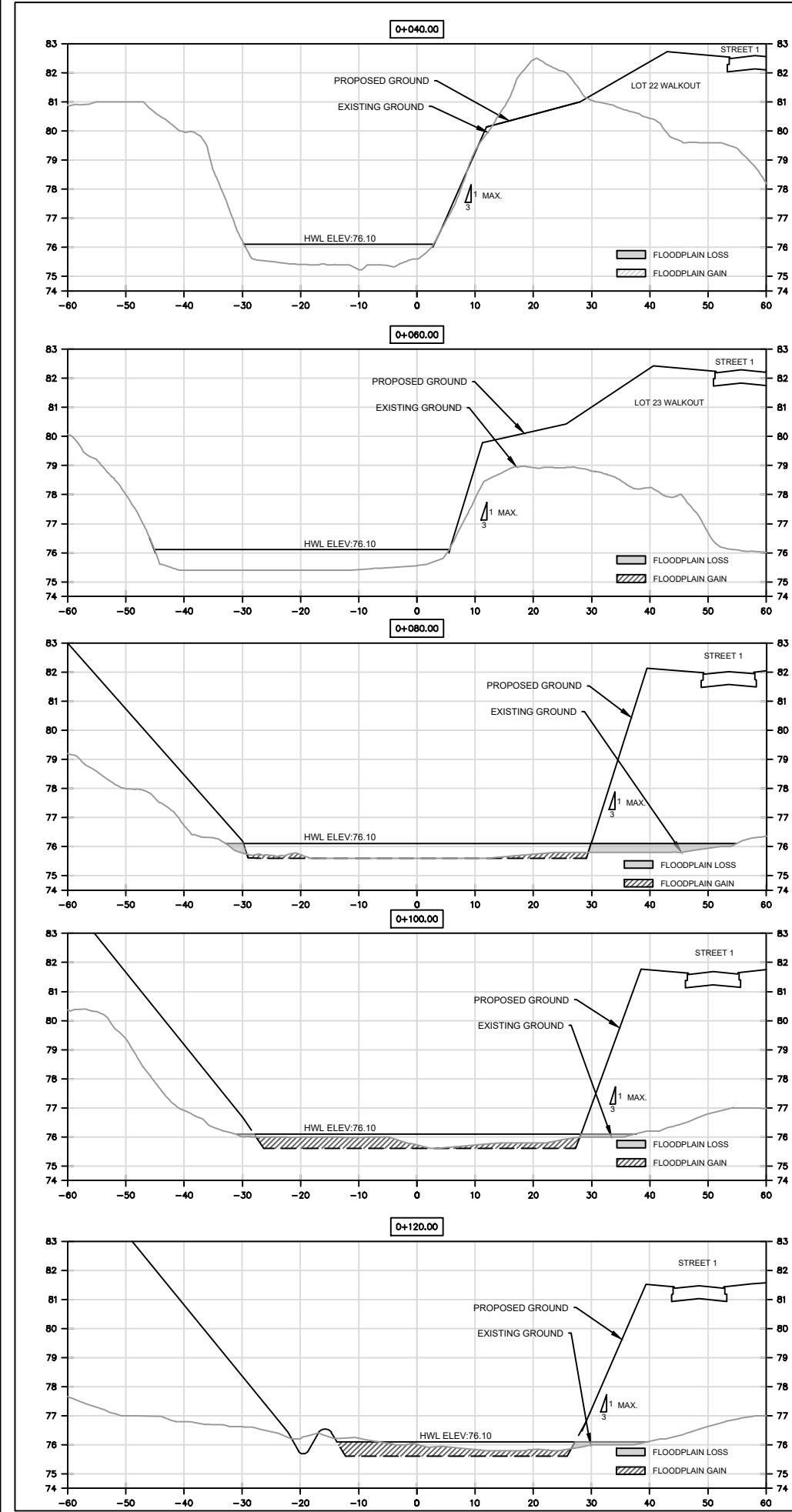
Stamp	Date	August 27, 2026
	File No.	9137BK
	Plan Scale	1:1000 (Arch D)
	Drawn By	JB
Project	Checked By	EE

VL - Elmwood Drive, Gananoque R.W. Tomlinson Limited 100 CitiGate Drive, Ottawa ON	
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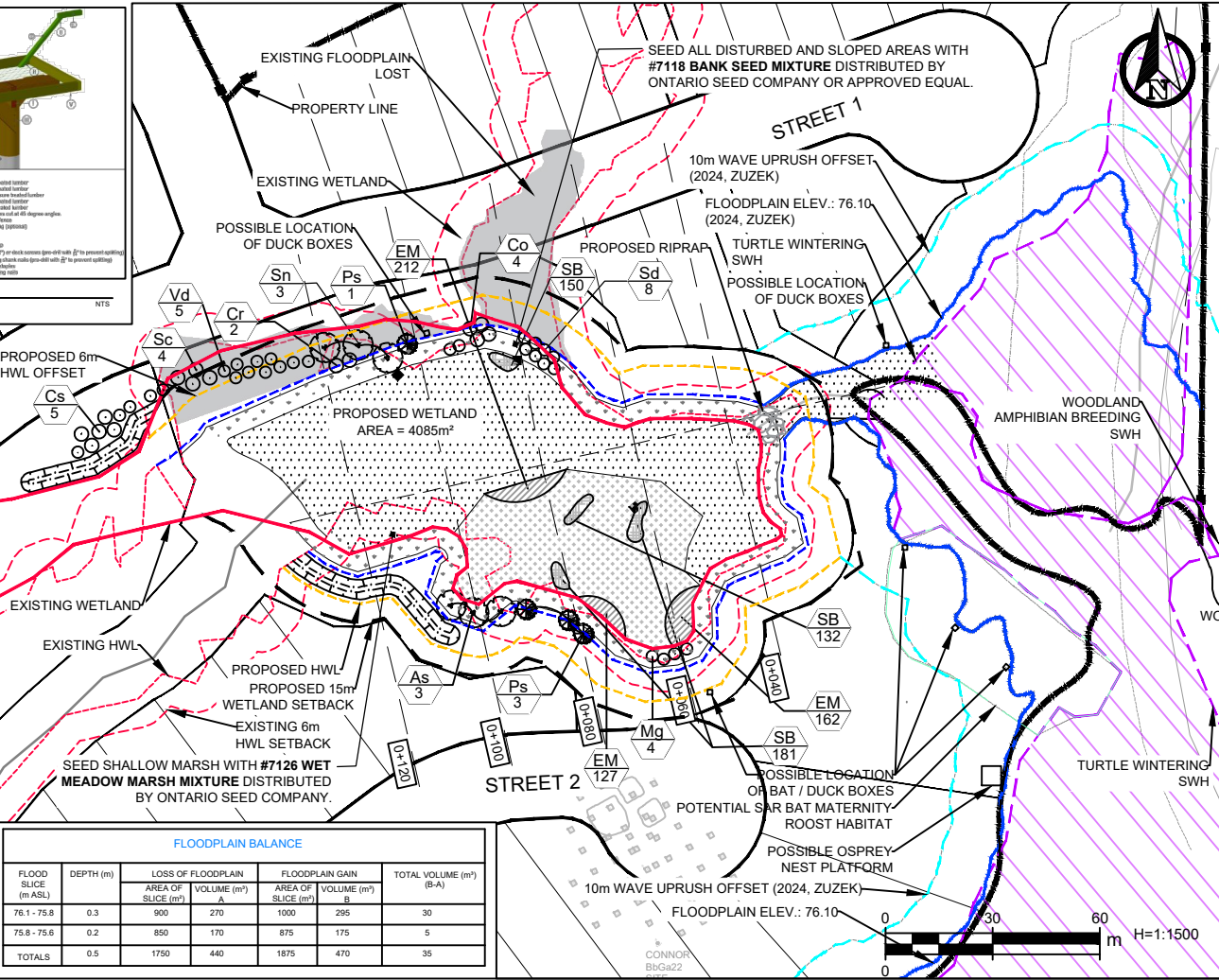
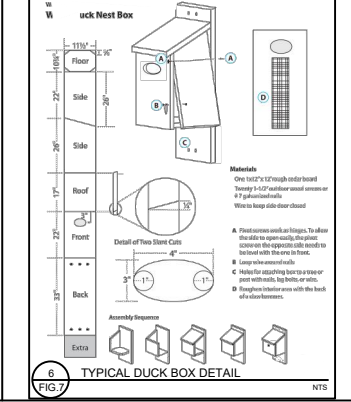
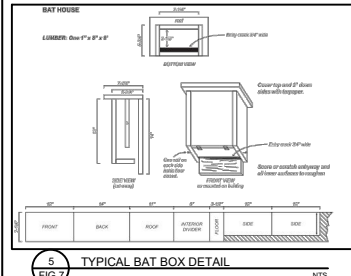
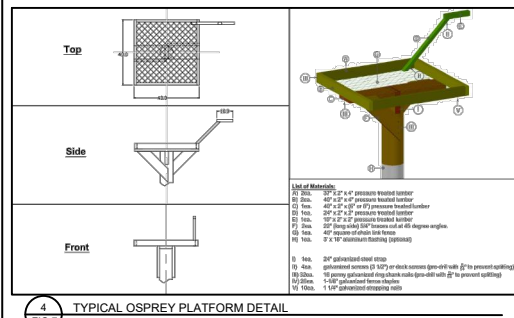
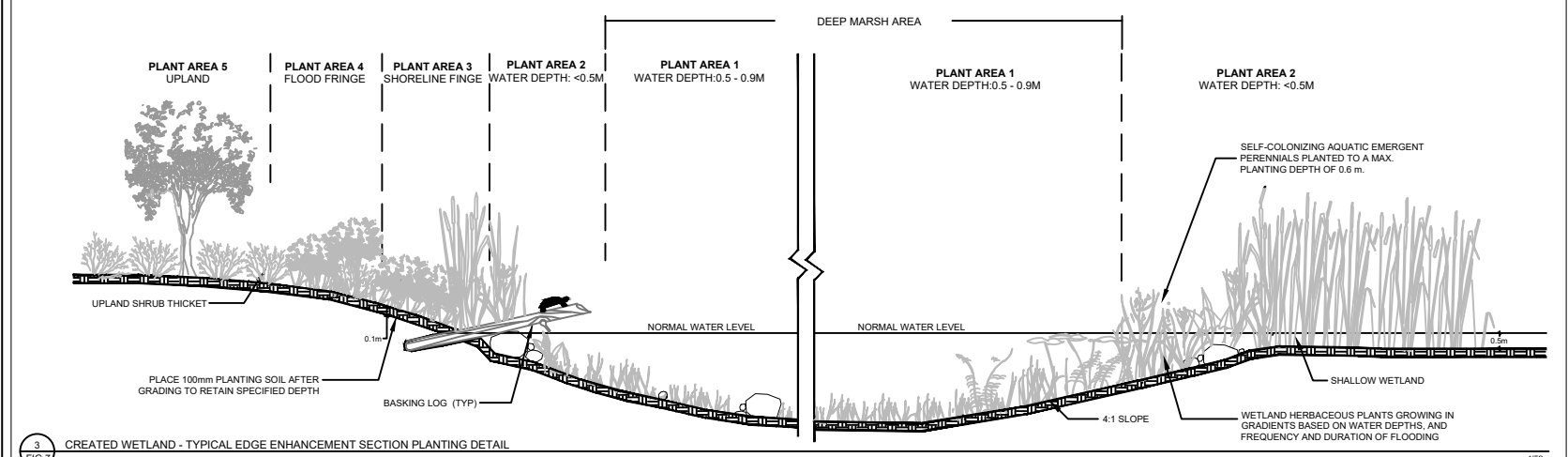
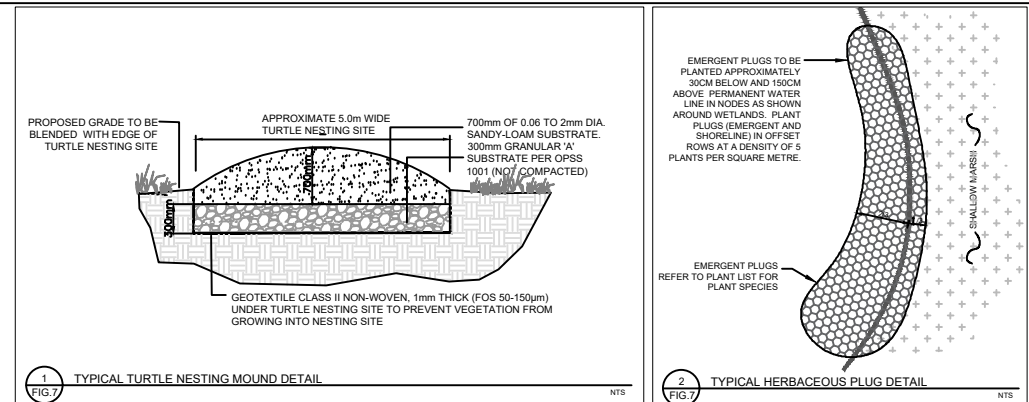
File Name	DRAFT PLAN OF SUBDIVISION
Dwg No.	1 of 1



K:\137BK - 285 Elmwood Drive, Gananoque\137BK Draft Plan of Subdivision_1_Scaled2026.dwg



PLANT MATERIAL SCHEDULE - ELMWOOD SUBDIVISION					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE CAL(mm)HT(cm)ROOT	REMARKS
TREES					
Alr	2	Alnus rugosa	Speckled Alder	200cm	WB (min 3 stems, full crown)
As	3	Acer saccharinum	Silver Maple Clump	200cm	WB (min 3 stems, full crown)
Sn	3	Salix nigra	Black Willow Clump	200cm	WB (min 3 stems, full crown)
Ps	4	Pinus strobus	White Pine	100cm	BB (full upper & lower branching)
SHRUBS					
Co	4	Cephalanthus occidentalis	Buttongbush	60cm	WB (min. 3 stems)
Cr	2	Cornus racemosa	Gray Dogwood	60cm	WB (min. 3 stems)
Cs	5	Cornus sericea	Red Osier Dogwood	60cm	WB (min. 3 stems)
Mg	4	Myrica gale	Sweet Gale	60cm	WB (min. 3 stems)
Sc	4	Salix cordata	Heart Leaved Willow	60cm	WB (min. 3 stems)
Sd	8	Salix discolor	Pussy Willow	60cm	WB (min. 3 stems)
Vd	5	Viburnum trilobum	Highbush Cranberry	60cm	WB (min. 3 stems)
EMERGENT(SUBMERGENT(SB) HERBACEOUS PLUGS					
EM	125	Acorus americanus	Sweet Flag		Plug 5 per square metre
EM	125	Sagittaria latifolia	Broadleaf Arrowhead		Plug 5 per square metre
EM	125	Scheuchzeria palustris	Three-square bulrush		Plug 5 per square metre
EM	125	Scheuchzeria palustris	Soft-stemmed bulrush		Plug 5 per square metre
SB	150	Typha latifolia	Common Cattail		Plug 5 per square metre
SB	200	Alisma plantago-aquatica	Water Plantain		Plug 5 per square metre
SB	200	Najas variiegata	Yellow Pond Lily		Plug 5 per square metre
SB	313	Potamogeton natans	Floating Pondweed		Plug 5 per square metre



FLOODPLAIN BALANCE					
FLOOD SLICE (m ASL)	DEPTH (m)	LOSS OF FLOODPLAIN AREA OF SLICE (m²) A	FLOODPLAIN GAIN AREA OF SLICE (m²) B	TOTAL VOLUME (m³) (B-A)	
76.1 - 75.8	0.3	900	270	295	30
75.8 - 75.6	0.2	850	170	175	5
TOTALS	0.5	1750	440	1875	35

LEGEND

- 15m PROPOSED WETLAND SETBACK
- EXISTING WETLAND LIMIT
- EXISTING FLOODPLAIN
- PROPOSED 6m HWL OFFSET
- PROPOSED HWL
- 10m WAVE UPRUSH
- POTENTIAL SAR BAT MATERNITY ROOST
- TURTLE WINTERING SWH
- OSC#7126 CUSTOM WET MEADOW MARSH MIX
- DEEP MARSH TO NATURALIZE
- OSC#7118 CUSTOM BANK SEED MIXTURE
- PROPOSED SHRUBS
- PROPOSED TREES
- PLANT KEY SPECIES QUANTITY

Benchmark

No.	Revision/Issue	Date

Forefront Engineering Inc

1329 Gardiners Road, Suite 210
Kingston, ON, Canada K7P 0L8
613.634.9009 tel.
1.866.884.3392 fax.

Client
1000989284 ONTARIO INC.

Project
VL - ELMWOOD DRIVE

Drawing
PROPOSED ENHANCED WETLAND

Drawn by: EP	Checked by: JH	Project No.
Designed by: KMN	Approved by: KMN	Drawing No.

Date:
SEPTEMBER 2026

Scale:
1:1500
ANSI B (11x17)

FIG. 7

CONCEPTUAL MASTER PLAN

VL - ELMWOOD DRIVE
TOWN OF GANANOQUE

-  Possible Location of Duck Boxes
-  Possible Location of Bat Boxes



Concept design prepared by MHBC Planning.
AI-assisted rendering has been used to
create this graphic. This image is conceptual
and may not represent final site or building design.

JUNE 2026



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE