N

LIME KILN TRAIL

COUNTY ROAD 45

MCDOUGALL ROAD

HARWOOD ROAD

BURWASH ROAD

COMMUNITY CENTRE ROAD

OVERLOOK HEIGHTS

BLOCK 5
34934.5 m^2

BLOCK 23
12835.3 m^2
SINGLE DETACHED
7 UNITS

BLOCK 10
857.4 m^2

BLOCK 25
13957.1 m^2
SINGLE & SEMI DETACHED
13 - 16 LOTS

BLOCK 35
1840.0 m^2
SEMI-DETACHED
2 UNITS

BLOCK 11
2338.21m^2

BLOCK 21
8439.9 m^2
SINGLE DETACHED
7 UNITS

BLOCK 22
35844.98 m^2
SINGLE DETACHED
12 UNITS

BLOCK 20
9301.3 m^2
SINGLE DETACHED
9 UNITS

BLOCK 9
4825.2 m^2

BLOCK 24
14429.2 m^2
SINGLE & SEMI DETACHED
9 - 12 UNITS

BLOCK 1
STREET 'A'

BLOCK 1
STREET 'B'

BLOCK 1
STREET 'C'

BLOCK 1
STREET 'D'

BLOCK 26
8939.5 m^2
SINGLE & SEMI DETACHED
8 - 11 UNITS

BLOCK 27
8939.5 m^2
SINGLE & SEMI DETACHED
8 - 11 UNITS

BLOCK 28
8939.5 m^2
SINGLE & SEMI DETACHED
8 - 11 UNITS

BLOCK 29
8939.5 m^2
SINGLE & SEMI DETACHED
8 - 11 UNITS

BLOCK 33
2059.1 m^2
SEMI-DETACHED
2 UNITS

BLOCK 34
2063.1 m^2
SEMI-DETACHED
2 UNITS

BLOCK 3
8213.8 m^2

BLOCK 31
2071.8 m^2
SEMI-DETACHED
2 UNITS

BLOCK 32
1906.2 m^2
SEMI-DETACHED
2 UNITS

BLOCK 30
EXISTING SINGLE DETACHED
1 UNIT

BLOCK 17
5507.7 m^2
SINGLE DETACHED
2 UNITS

BLOCK 18
5684.8 m^2
SINGLE & SEMI DETACHED
5 - 7 UNITS

BLOCK 16
7095.8 m^2
SINGLE & SEMI DETACHED
7 - 10 UNITS

BLOCK 15
1114.4 m^2
SINGLE DETACHED
1 UNIT

BLOCK 14
1500.9 m^2
SINGLE DETACHED
1 UNIT

BLOCK 19
7971.8 m^2
SINGLE & SEMI DETACHED
5 - 7 UNITS

BLOCK 4
9083.2 m^2

BLOCK 8
1251.8 m^2

BLOCK 13
9000.7 m^2
SINGLE & SEMI DETACHED
9 - 12 UNITS

BLOCK 12
10001.5 m^2
SINGLE & SEMI DETACHED
10 - 13 UNITS

BLOCK 2
740.8 m^2

PHASE 1

PHASE 2A

PHASE 2B

EXISTING BARN STRUCTURE
TO BE REMOVED

BLOCK 7
505.0 m^2

EXISTING RESIDENCE
TO REMAIN

BLOCK 6
460.4 m^2

LEGEND

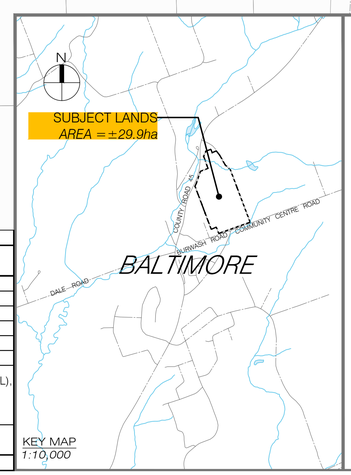
- Subject Lands
- Existing Parcel Line
- Proposed Lot/Block Line
- Proposed ROW Centreline
- Existing Watercourse
- Watercourse Buffer (15m)
- Existing Unevaluated Wetland
- Wetland Buffer (15m)
- Approximate Top of Bank
- Single Detached Residential Lot (40 Lots Total)
- Single & Semi Detached Residential Lot (90 - 121 Lots Total)
- Semi Detached Residential Lot (8 Lots Total)
- Storm Water Management Facility
- Open Space - Shared Septic Treatment Area
- Open Space - Parkland/Recreational
- Open Space - Drainage Easement

NOTES:

1. Property Boundaries and Topographic Baseplan derived from survey sketch by IBW Surveyors, 2024
2. Concept plan for discussion purposes only. Subject to change based on future studies.
3. Phase 1 = 54 - 72 units (To be serviced by Gravity to Black 10)
   Phase 2A = 23 - 31 units (To be serviced by Gravity to Black 10)
   Phase 2B = 61 -66 units (To be serviced by Forcemain or Lift Station)

CONCEPT STATISTICS

LOT/BLOCK NUMBER	AREA (sq.m)	AREA (ha)	LANDUSE COVERAGE (%)	DESCRIPTION
BLOCK 1	45284.7	4.5	15.2%	20m RIGHT OF WAY
BLOCK 2 - BLOCK 4	21316.1	2.1	7.1%	POTENTIAL STORM WATER MANAGEMENT FACILITIES
BLOCK 5, BLOCK 6	35397.3	3.5	11.9%	OPEN SPACE/ RECREATIONAL
BLOCK 7	505.0	0.1	0.2%	OPEN SPACE/ DRAINAGE EASEMENT
BLOCK 8 - BLOCK 10	6934.4	0.7	2.3%	EXISTING GAS LINE EASEMENT
BLOCK 11	2338.2	0.2	0.8%	SHARED SEPTIC TREATMENT AREA
BLOCK 12 - BLOCK 29. BLOCK 31-35	185023.3	18.5	61.9%	SINGLE AND SEMI DETACHED RESIDENTIAL LOTS (135 - 167 TOTAL), MINIMUM LOT AREA = 1000 sq.m (0.25ac), MINIMUM LOT FRONTAGE = ±20m
BLOCK 30	1886.4	0.2	0.6%	EXISTING SINGLE DETACHED RESIDENTIAL LOT, MINIMUM LOT FRONTAGE = ±47m
TOTAL	298685.4	29.9	100%	**136 - 167 TOTAL UNITS**



KEY MAP
1:10,000

CONCEPT PLAN
CP1

BURWASH SUBDIVISION
Stalwood Homes - c/o Anthony Dew

PART OF 9380 BURWASH ROAD

TOWNSHIP OF HAMILTON
COUNTY OF NORTHUMBERLAND

Project Number:	24-2700
Drawn By:	MC/PP
Horiz. Scale:	1:1300
Revision Date:	June 30, 2026

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