Green Meadows of Elmvale
Draft Plan of Subdivision,
OPA/ZBA Applications

Committee of the Whole
February 17th, 2015
Site Context

Site:
- **Frontage:**
  - 55.3 m Ritchie Crescent
  - 55.3 m Deborah road
- **Area:**
  - 7.62 ha (18.83 acres)
- **Structures**
  - None (Vacant)

Surrounding:
- **Existing Agricultural**
- **Low Density Residential (Elmvale Settlement)**
- **Municipal Park**
- **Institutional (Our Lady of Lourdes)**
Approved Draft Plan of Subdivision

- Approved in 2006
- 74 single-detached lots & Stormwater management block
- Road network established
Revised Draft Plan of Subdivision

- Increase from 74 to 113 Residential units
- Single Detached & Semi-detached Unit Types
- Road configuration remains unchanged
- Compact development
- Meets provincial target for Greenfield development of 50 people/jobs per hectare
- Adequate servicing for additional units
Unit Renderings

50 ft. Lots

50 ft. Lots

40 ft. Lots

40 ft. Lots
60 ft. Lots (Semi-detached)