



DRAFT PLAN OF SUBDIVISION

OF
LOTS 17, 20, 23, 26, 29 & 32
AND PART OF LOTS 4 & 12,
REGISTERED PLAN NO. 787,
(ALSO KNOWN AS REGISTERED PLAN NO. 970)
AND LOTS 89 TO 94 INCLUSIVE,
REGISTERED PLAN NO. 3469
TOWN OF CARLETON PLACE
COUNTY OF LANARK

TO BE SUBDIVIDED INTO:
LOTS 1 TO 9, 14 TO 27 FOR SINGLE DETACHED DWELLINGS
LOTS 10 TO 13, 28 TO 33 FOR SEMI-DETACHED DWELLINGS
BLOCKS 34 TO 38 FOR TOWNHOME DWELLINGS
BLOCKS 39 AND 40 FOR BACK TO BACK CONDO DWELLINGS
BLOCK 41 FOR APARTMENTS
BLOCK 42 FOR STORMWATER MANAGEMENT FACILITIES
BLOCKS 43 AND 44 FOR PARKLAND

STREET A - 20 METRES WIDE ROAD ALLOWANCE
STREET B - 20 METRES WIDE ROAD ALLOWANCE

APPLICANT AND PROPERTY OWNER
WINTERGREEN RIDGE LTD
39 WHEATLAND AVENUE,
OTTAWA, ON, K3M 2L2

OWNER'S CERTIFICATE
HEREBY AUTHORIZES THE PREPARATION AND SUBMISSION OF THIS PLAN TO THE COUNCIL OF THE COUNTY OF LANARK.

09/24/24
DATE
NATALIE MCGUIRE
I HAVE AUTHORITY TO BIND THE CORPORATION

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

SEPT.09.2024
DATE
JOHN GAUTHIER, O.L.S.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

- A. AS SHOWN ON THE DRAFT PLAN
- B. AS SHOWN ON THE DRAFT PLAN
- C. AS SHOWN ON THE DRAFT PLAN
- D. AS DESCRIBED ON THE TITLE BLOCK
- E. AS SHOWN ON THE DRAFT PLAN
- F. AS SHOWN ON THE DRAFT PLAN
- G. AS SHOWN ON THE DRAFT PLAN
- H. PIPED MUNICIPAL WATER SUPPLY IS AVAILABLE TO SERVICE THE PROPERTY
- I. GENERALLY SILTY CLAY & SILTY SAND WHICH INCLUDES GRAVEL, COBBLES AND BOULDER FRACTIONS. BEDROCK LIKELY 1M TO 3M BELOW GROUND SURFACE.
- J. AS SHOWN ON THE DRAFT PLAN
- K. PIPED MUNICIPAL WATER AND WASTEWATER SERVICES ARE AVAILABLE TO SERVICE THE PROPERTY
- L. NO RESTRICTIONS APPLY

DISTANCES:
DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999683.

BEARINGS:
BEARINGS ARE UTM GRID BEARINGS, DERIVED BY REAL TIME NETWORK GPS OBSERVATIONS ON OBSERVED REFERENCE POINTS 'A' AND 'B' SHOWN HEREON, AND ARE REFERRED TO THE NAD83 CRS2010 UTM ZONE 18 COORDINATE SYSTEM.

ELEVATIONS:
ELEVATIONS ARE CANADA GEODETIC VERTICAL DATUM DERIVED BY REAL TIME NETWORK GPS OBSERVATIONS REFERENCED TO THE CANADA HT_2 GEOID MODEL.
THE CONTOUR INTERVAL IS 0.50 METRES.

SCALE 1:500
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LOT/BLOCK	AREA (m ²)	FRONTAGE (m)	TYPE
1	456.64	10.60	SINGLE DETACHED
2	471.45	10.60	SINGLE DETACHED
3	457.10	10.60	SINGLE DETACHED
4	420.41	11.00	SINGLE DETACHED
5	365.17	11.00	SINGLE DETACHED
6	316.65	11.00	SINGLE DETACHED
7	348.37	13.48	SINGLE DETACHED
8	416.90	18.74	SINGLE DETACHED
9	385.74	15.81	SINGLE DETACHED
10	431.94	15.20	SEMI-DETACHED
11	558.06	18.94	SEMI-DETACHED
12	465.00	15.50	SEMI-DETACHED
13	558.07	18.94	SEMI-DETACHED
14	449.30	11.26	SINGLE DETACHED
15	408.04	11.26	SINGLE DETACHED
16	330.47	11.26	SINGLE DETACHED
17	329.88	11.26	SINGLE DETACHED
18	329.29	11.26	SINGLE DETACHED
19	328.70	11.26	SINGLE DETACHED
20	328.12	11.26	SINGLE DETACHED
21	375.70	11.26	SINGLE DETACHED
22	574.97	10.60	SINGLE DETACHED
23	630.49	10.60	SINGLE DETACHED
24	520.90	10.60	SINGLE DETACHED
25	411.02	10.60	SINGLE DETACHED
26	355.99	10.60	SINGLE DETACHED
27	365.68	10.85	SINGLE DETACHED
28	556.98	18.45	SEMI-DETACHED
29	537.60	18.50	SEMI-DETACHED
30	458.34	15.20	SEMI-DETACHED
31	458.34	15.20	SEMI-DETACHED
32	458.34	15.20	SEMI-DETACHED
33	458.34	15.20	SEMI-DETACHED
BLOCK 34	796.46	26.10	MEDIUM DENSITY
BLOCK 35	785.45	26.10	MEDIUM DENSITY
BLOCK 36	963.90	32.05	MEDIUM DENSITY
BLOCK 37	798.17	26.00	MEDIUM DENSITY
BLOCK 38	1,241.04	40.52	MEDIUM DENSITY
BLOCK 39	7,032.92	N/A	MEDIUM-HIGH DENSITY
BLOCK 40	3,225.51	N/A	MEDIUM-HIGH DENSITY
BLOCK 41	12,144.59	N/A	MEDIUM-HIGH DENSITY
BLOCK 42	3,491.40	N/A	PARKLAND
BLOCK 43	844.21	N/A	PARKLAND
BLOCK 44	3,244.20	N/A	PARKLAND
TOTAL LOT/BLOCK AREA (m²)	48,894.65		

STREET	AREA (m ²)	LENGTH (m)	DESCRIPTION
STREET A	5,028.41	246.00	20m WIDE ROAD ALLOWANCE
STREET B	8,636.66	430.00	20m WIDE ROAD ALLOWANCE
TOTAL SUBDIVISION AREA (m²)	62,559.72		

No.	DESCRIPTION	DATE	BY

egis 3240 Drummond Concession 5A,
R.R.7 Perth, ON K7H 3C9
Tel: 613-267-6524
Fax: 613-267-7992
www.egis-group.com

PROJECT: 400 LANARK STREET
DATE: SEPTEMBER 09, 2024
DRAWN: SH
CHECKED: JG
SCALE: 1:500
PROJECT No.: CCO-22-0957
DWG. No.: 01

SEPTEMBER 9, 2024 4:41:16 PM