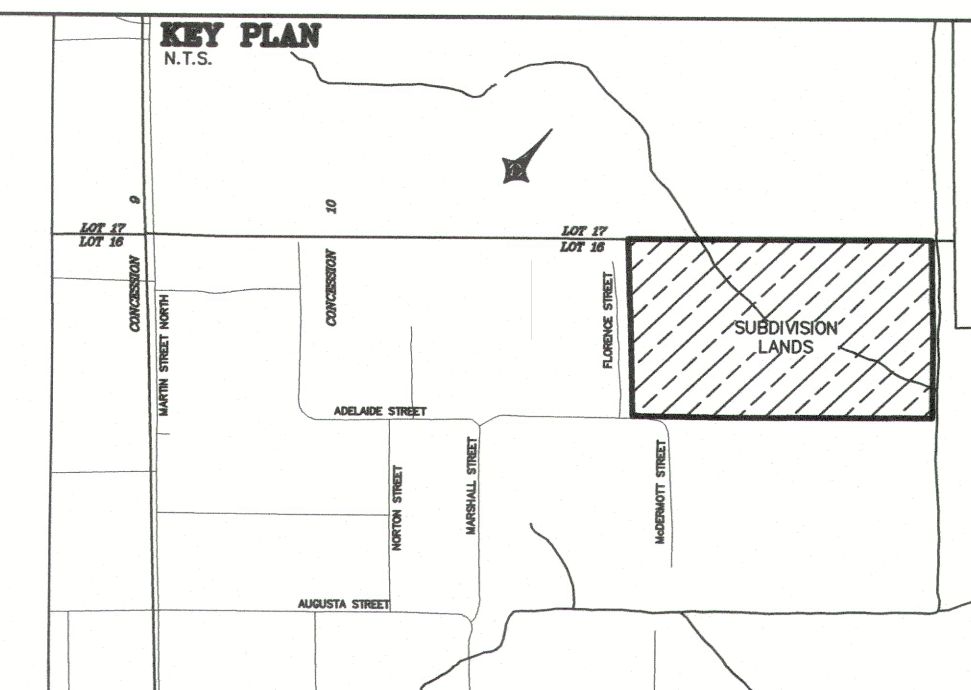
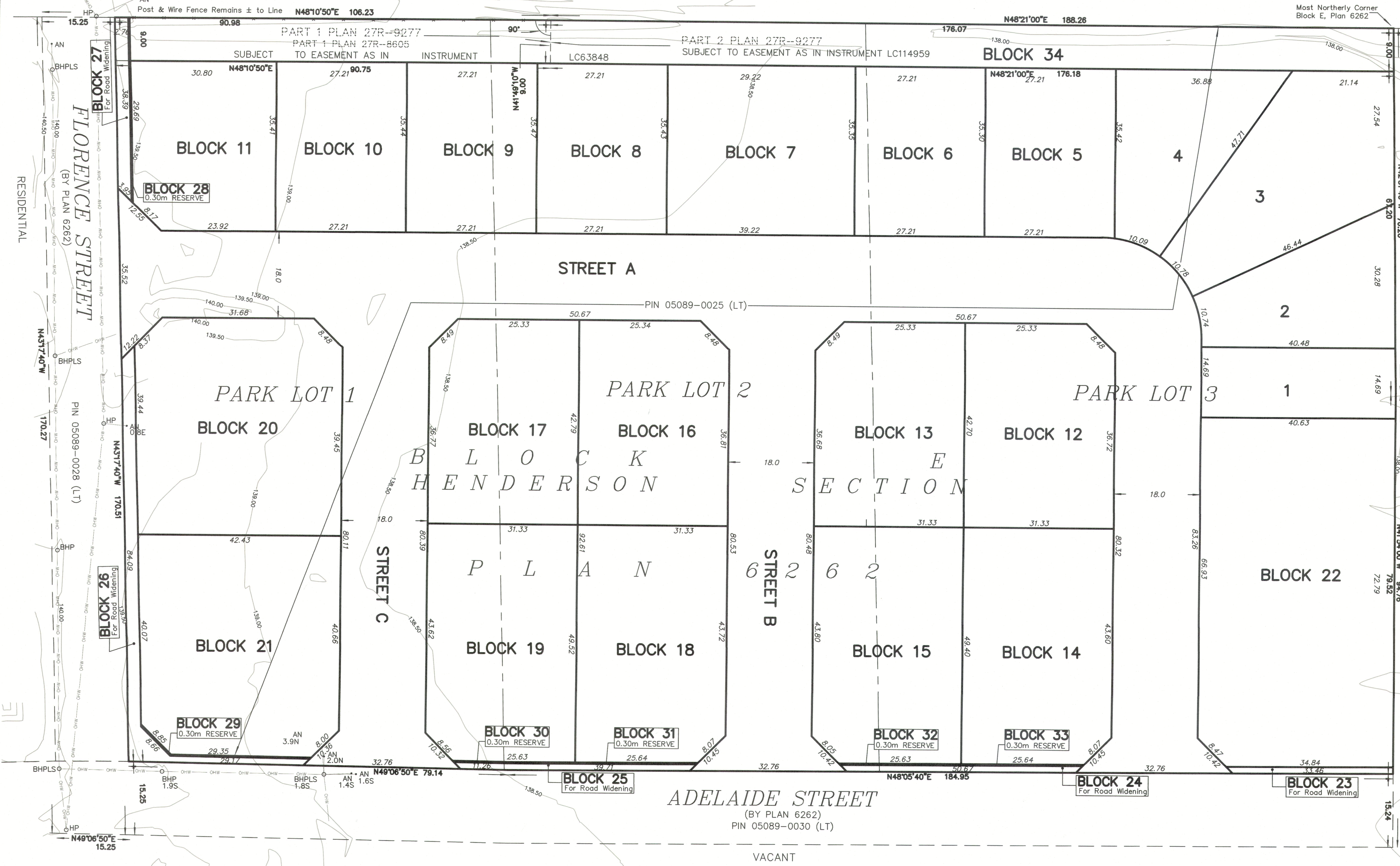


DRAFT PLAN OF SUBDIVISION
OF
ALL OF PARK LOTS 1, 2 & 3
BLOCK E, HENDERSON SECTION
PLAN 6262
GEOGRAPHIC TOWNSHIP OF RAMSAY
MUNICIPALITY OF MISSISSIPPI MILLS
COUNTY OF LANARK



WEST HALF OF LOT 17, CONCESSION 10

VACANT
 PIN 05089-0825 (LT)



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

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. AS DESCRIBED ON THE TITLE BLOCK
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. DEVELOPMENT WILL BE SUPPLIED WITH FULL MUNICIPAL PIPED WATER SERVICE
- I. REFER TO SOILS REPORT
- J. AS SHOWN ON DRAFT PLAN
- K. DEVELOPMENT WILL BE SUPPLIED WITH FULL SANITARY AND STORM WATER SEWER SERVICES
- L. AS SHOWN ON DRAFT PLAN

TO BE SUBDIVIDED INTO:

LOTS 1-4 for single detached residential dwellings (4 units total)
 BLOCKS 5-6 & 8-11 for 4 unit townhouse residential dwellings (16 units total)
 BLOCKS 7, 12-13 & 16-17 for 6 unit townhouse residential dwellings (30 units total)
 BLOCKS 14-15 & 18-19 for 7 unit townhouse residential dwellings (28 units total)
 BLOCKS 20-21 for 12 unit back to back residential dwellings (24 units total)
 BLOCK 22 for stormwater management purposes
 BLOCKS 23-27 for future municipal road widenings
 BLOCKS 28-33 for future reserves
 BLOCK 34 for greenspace
 STREETS A, B & C - 18 metres wide

SCHEDULE OF AREAS

LOT/BLOCK	AREA (m ²)	TYPE
1	596.0	SINGLE DETACHED
2	849.6	SINGLE DETACHED
3	1326.2	SINGLE DETACHED
4	882.9	SINGLE DETACHED
BLOCK 5	959.9	4 UNIT TOWNHOUSE
BLOCK 6	961.2	4 UNIT TOWNHOUSE
BLOCK 7	1388.2	6 UNIT TOWNHOUSE
BLOCK 8	964.7	4 UNIT TOWNHOUSE
BLOCK 9	964.8	4 UNIT TOWNHOUSE
BLOCK 10	964.0	4 UNIT TOWNHOUSE
BLOCK 11	1048.8	4 UNIT TOWNHOUSE
BLOCK 12	1320.3	6 UNIT TOWNHOUSE
BLOCK 13	1319.7	6 UNIT TOWNHOUSE
BLOCK 14	1530.1	7 UNIT TOWNHOUSE
BLOCK 15	1533.2	7 UNIT TOWNHOUSE
BLOCK 16	1323.2	6 UNIT TOWNHOUSE
BLOCK 17	1322.5	6 UNIT TOWNHOUSE
BLOCK 18	1533.9	7 UNIT TOWNHOUSE
BLOCK 19	1534.5	7 UNIT TOWNHOUSE
BLOCK 20	1920.2	12 UNIT BACK TO BACK
BLOCK 21	1890.1	12 UNIT BACK TO BACK
BLOCK 22	2949.8	STORMWATER MANAGEMENT
BLOCK 23	47.1	FUTURE STREET
BLOCK 24	68.0	FUTURE STREET
BLOCK 25	68.0	FUTURE STREET
BLOCK 26	300.6	FUTURE STREET
BLOCK 27	102.2	FUTURE STREET
BLOCK 28	11.6	RESERVE
BLOCK 29	11.4	RESERVE
BLOCK 30	7.6	RESERVE
BLOCK 31	7.6	RESERVE
BLOCK 32	7.6	RESERVE
BLOCK 33	7.6	RESERVE
BLOCK 34	2375.1	GREENSPACE
TOTAL LOT/BLOCK AREA (m²)	32,098	
STREET	AREA (m²)	LENGTH (m)
STREET A	5808	313
STREET B	1780	94
STREET C	1775	94
TOTAL SUBDIVISION AREA (m²)	41,461	

APPLICANT AND PROPERTY OWNER
 THOMAS CAVANAGH CONSTRUCTION LIMITED
 1384341 ONTARIO LTD., c/o THOMAS CAVANAGH CONSTRUCTION LIMITED
 9094 CAVANAGH ROAD
 ASHTON, ON, K0A 1B0

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE THE PREPARATION AND SUBMISSION OF THIS PLAN TO THE COUNCIL OF THE COUNTY OF LANARK.
 DATED ON JUNE 14th 2024.

 1384341 ONTARIO LTD.
 I HAVE THE AUTHORITY TO BIND THIS CORPORATION

SURVEYOR'S CERTIFICATE
 I 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.
 MAY 15, 2024

 JOHN GAUTHIER
 ONTARIO LAND SURVEYOR

LEGEND AND NOTES

- AN - ANCHOR
- HP - HYDRO POLE
- BHP - BELL & HYDRO POLE
- BHPLS - BELL & HYDRO POLE & LIGHT STANDARD
- OHW- - OVERHEAD WIRES
- PWF - POST AND WIRE FENCE

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 0.999891.

BEARINGS:
 BEARINGS ARE MTM GRID BEARINGS, DERIVED BY REAL TIME NETWORK GNSS OBSERVATIONS ON OBSERVED REFERENCE POINTS 'A' AND 'B' SHOWN HEREON, AND ARE REFERRED TO THE NAD83 CSRS (2010) MTM ZONE 9 COORDINATE SYSTEM.

ELEVATIONS:
 ELEVATIONS AND EXISTING TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN WERE PROVIDED BY DRAFT PLAN OF SUBDIVISION, CALLON DIETZ JOB NO. 21-1092.

SCALE 1 : 500

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

REVISIONS

No.	DESCRIPTION	DATE	BY
1	DRAFT PLAN UPDATED PER CAVANAGH	2024/04/08	MP
2	BLOCK 34 ADDED	2024/04/16	MP

JOB No. 24-2594 DRAWING # 24-2594 Draft Plan_v3
 PREPARED FOR: 1384341 ONTARIO LTD.

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

EXAMINED: JG CAD: MP