DRAFT PLAN OF SUBDIVISION

OF
PART OF THE SOUTHWEST HALF LOT 10
CONCESSION 3
TOWNSHIP OF BECKWITH
COUNTY OF LANARK

TO BE SUBDIVIDED INTO:

LOTS 1-30 FOR SINGLE DETACHED RESIDENTIAL DWELLINGS
BLOCKS 31 & 32 FOR OPEN SPACE
BLOCK 33 FOR POTENTIAL FUTURE ROAD CONNECTION
BLOCKS 34 & 35 FOR OPEN SPACE
STREET A FOR 20 METRE WIDE MUNICIPAL ROAD ALLOWANCE

APPLICANT AND PROPERTY OWNER

GRIZZLY HOMES INC.
C/O MIKE FACCHIN
P.O. BOX 422
RR#7, 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 THIS 23 DAY OF August, 2022.

MIKE FACCHIN
GRIZZLY HOMES INC.
I HAVE THE AUTHORITY TO BIND THE 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.

AUGUST 18, 2022
DATE

JOHN GAUTHIER, O.L.S.

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

A. AS SHOWN ON THE DRAFT PLAN OF SUBDIVISION
B. AS SHOWN ON THE DRAFT PLAN OF SUBDIVISION
C. AS SHOWN ON THE DRAFT PLAN OF SUBDIVISION
D. AS DESCRIBED ON THE TITLE BLOCK
E. AS SHOWN ON THE DRAFT PLAN OF SUBDIVISION
F. AS SHOWN ON THE DRAFT PLAN OF SUBDIVISION
G. AS SHOWN ON THE DRAFT PLAN OF SUBDIVISION
H. PRIVATE WELLS TO SUPPLY DOMESTIC WATER
I. GRAVELLY SAND/SANDY GRAVEL, SOME CLAY AND SAND DEPOSITS OVER SHALLOW BEDROCK
J. AS SHOWN ON THE DRAFT PLAN OF SUBDIVISION
K. MUNICIPAL WATER AND WASTEWATER SERVICES ARE NOT AVAILABLE
L. AS SHOWN ON THE DRAFT PLAN OF SUBDIVISION

BEARINGS & ELEVATIONS

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999669.

BEARINGS SHOWN ON THIS PLAN ARE UTM GRID BEARINGS, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, SHOWN HEREON, BY REAL TIME NETWORK (RTN) OBSERVATIONS, AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 18, (75° 00' WEST LONGITUDE) NAD83 (CSRS) (2010.0).

CONTOUR INFORMATION SHOWN ON THIS PLAN ARE DERIVED FROM ONTARIO MINISTRY OF NATURAL RESOURCES AND FORESTRY (MNRF) DIGITAL RASTER ACQUISITION EASTERN ONTARIO PROJECT (DRAPE 2014) AND ACCURACY IS NOT GUARANTEED.

SCALE 1 : 1000
0 25 50 75 100 Metres
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

REVISIONS

No.	DESCRIPTION	DATE	BY

McINTOSH PERRY
3240 Drummond Cons 5A, R.R. #7, Perth, ON K7H 3C9
Tel: 613-267-6524 Fax: 613-267-7992
www.mcintoshperry.com

PROJECT: FRANKTOWN SUBDIVISION
DRAWN: SH
CHECKED: JG

DATE	PAPER SIZE	SCALE	PROJECT No.	DWG. No.
AUGUST 18, 2022	24" x 54"	1:1000	CCO-22-0256	01

TEST WELLS :

TEST WELL LOCATIONS SHOWN ARE APPROXIMATE ONLY AND SHALL BE VERIFIED PRIOR TO DETAILED DESIGN.

ANY TEST WELLS THAT DO NOT MEET OBC REQUIREMENTS SHALL BE ABANDONED IN ACCORDANCE WITH O.REG 903

LEGEND

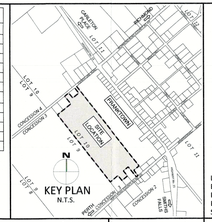
ACC.	DENOTES	ACCEPTED
OBP	DENOTES	OBSERVED REFERENCE POINT
PWF	DENOTES	POST AND WIRE FENCE
P.T.	DENOTES	PROPANE TANK
N,S,E,W	DENOTES	NORTH, SOUTH, EAST, WEST
ORP	DENOTES	OBSERVED REFERENCE POINT
	DENOTES	EXISTING FENCE LINE
	DENOTES	EXISTING EDGE OF GRAVEL
	DENOTES	EXISTING OVERHEAD WIRES
	DENOTES	EXISTING UTILITY POLE & ANCHOR
	DENOTES	APPROXIMATE TREE LINE (FROM AERIAL IMAGERY)
	DENOTES	EXISTING GROUND CONTOUR (FROM DRAPE 2014)
TW TOP= DRIVE= OID=	DENOTES	APPROXIMATE TEST WELL LOCATION
	DENOTES	TOP OF WELL CAP ELEVATION
	DENOTES	TOP OF WELL PIPE ELEVATION
	DENOTES	ORIGINAL GROUND ELEVATION AT TEST WELL
TP	DENOTES	APPROXIMATE TEST PIT LOCATION (FROM HYDRO G)
	DENOTES	APPROXIMATE UN-EVALUATED WETLAND BOUNDARY (FROM MNRF MAPPING)
	DENOTES	APPROXIMATE WATER BODY BOUNDARY (FROM MNRF MAPPING)
	DENOTES	15m SETBACK FROM UN-EVALUATED WETLAND
	DENOTES	PROPOSED PROPERTY LINE
100.0	DENOTES	PROPOSED LOT/BLOCK DIMENSION

SCHEDULE OF AREAS

LOT	AREA (m²)	AREA (ac)
1	7,530	1.86
2	5,361	1.32
3	5,270	1.30
4	5,269	1.30
5	5,496	1.36
6	5,404	1.34
7	5,308	1.31
8	6,889	1.70
9	7,343	1.81
10	4,832	1.19
11	7,299	1.80
12	7,609	1.88
13	6,177	1.53
14	5,885	1.45
15	8,053	1.99
16	5,038	1.24

SCHEDULE OF AREAS

LOT	AREA (m²)	AREA (ac)
17	6,142	1.52
18	6,789	1.68
19	7,306	1.81
20	7,742	1.91
21	7,511	1.86
22	5,259	1.30
23	5,249	1.30
24	5,243	1.30
25	5,928	1.46
26	9,831	2.43
27	7,652	1.89
28	7,565	1.87
29	7,735	1.91
30	7,098	1.75
TOTAL LOT AREA	195,816	48.39
AVERAGE LOT AREA	6,527	1.61

SCHEDULE OF AREAS

BLOCK	AREA (m²)	AREA (ac)
31	1,478	0.37
32	780	0.19
33	36	0.01
34	23,502	5.81
35	25,839	6.38
STREET	AREA (m²)	AREA (ac)
STREET A	21,113	5.22
TOTAL AREA (m²)	268,562.804	
TOTAL AREA (ha)	26.86	
TOTAL AREA (acres)	66.36