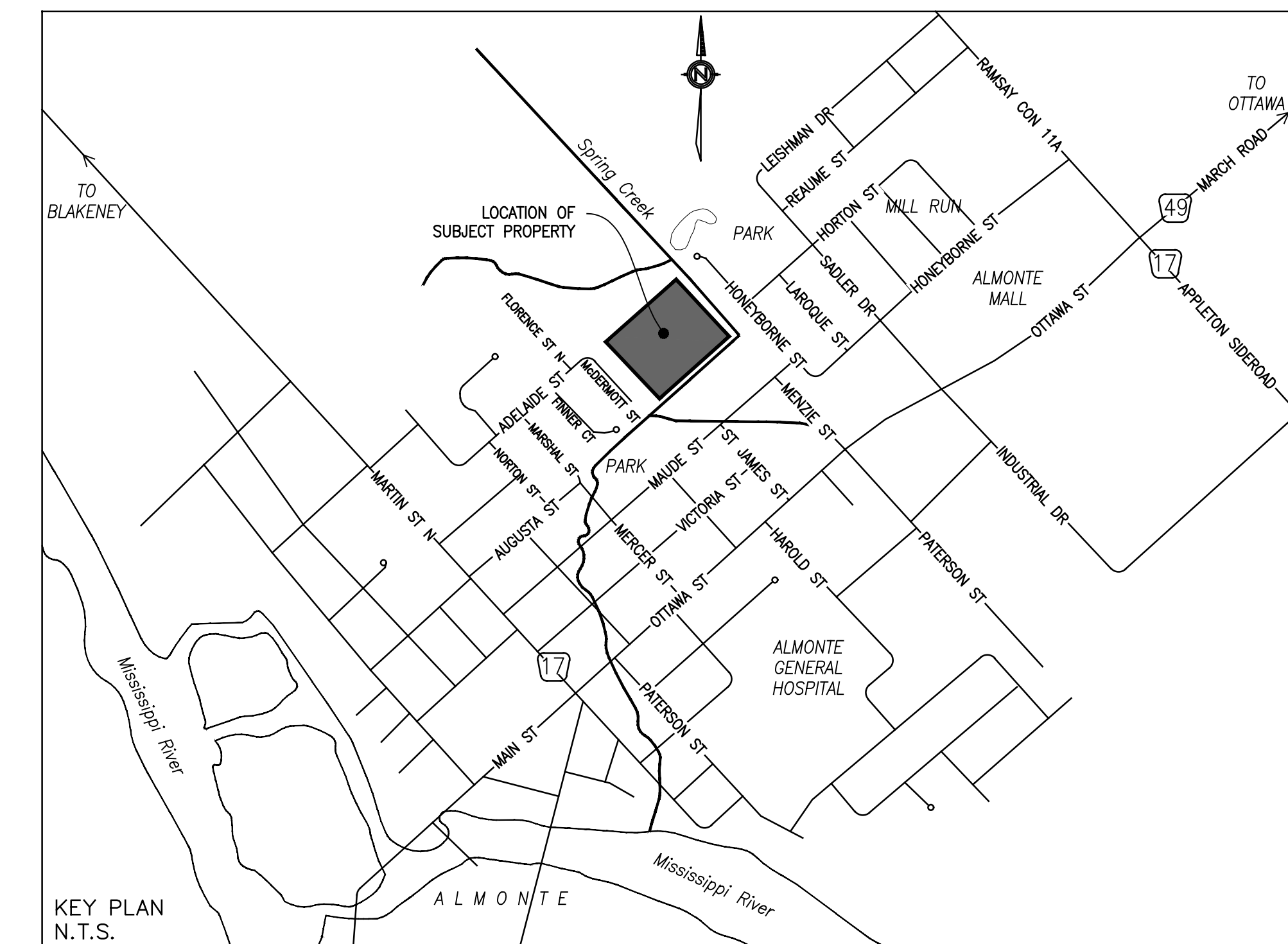
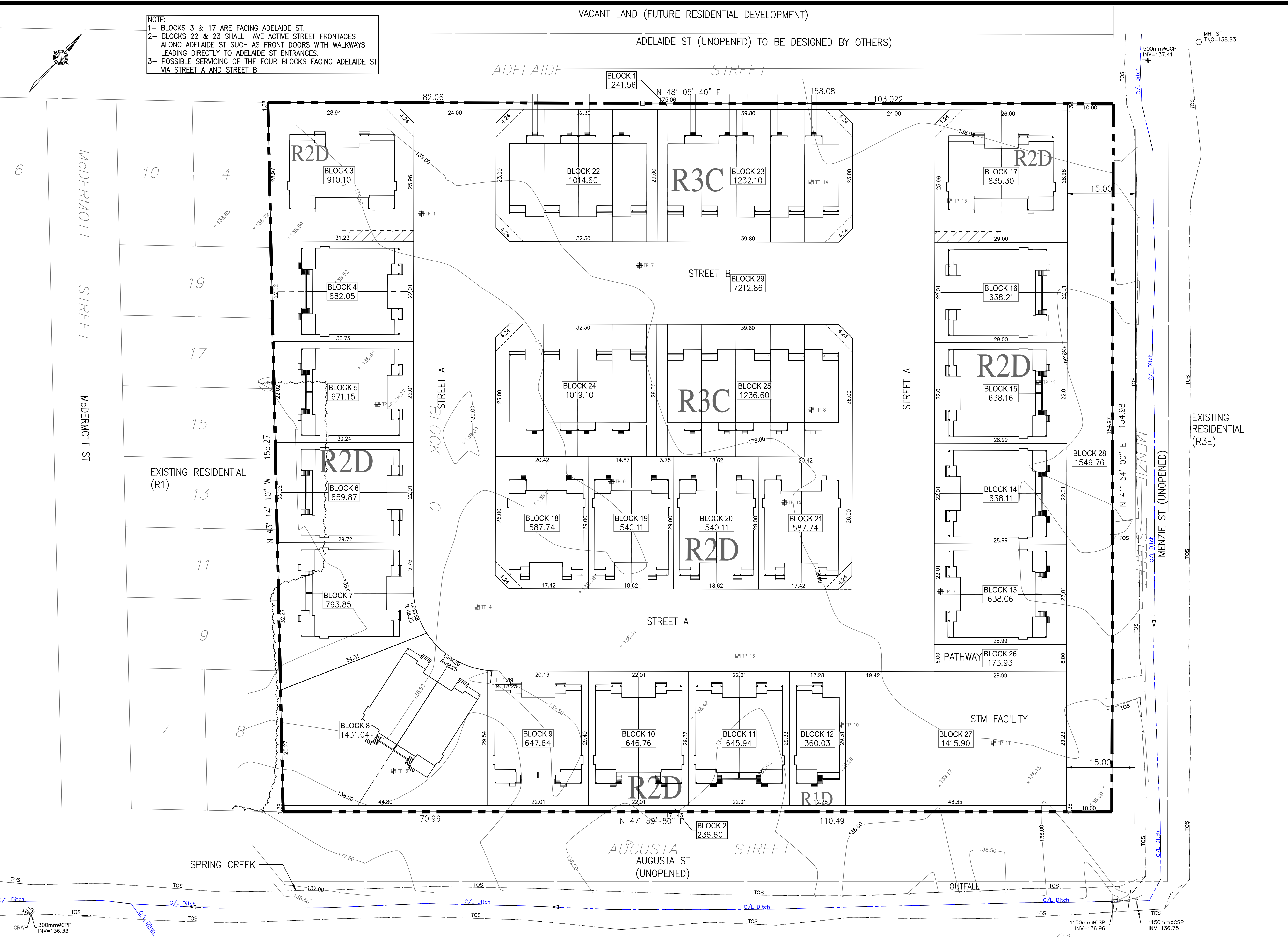


NOTE:
 1- BLOCKS 3 & 17 ARE FACING ADELAIDE ST.
 2- BLOCKS 22 & 23 SHALL HAVE ACTIVE STREET FRONTS ALONG ADELAIDE ST SUCH AS FRONT DOORS WITH WALKWAYS LEADING DIRECTLY TO ADELAIDE ST ENTRANCES.
 3- POSSIBLE SERVICING OF THE FOUR BLOCKS FACING ADELAIDE ST VIA STREET A AND STREET B

VACANT LAND (FUTURE RESIDENTIAL DEVELOPMENT)

ADELAIDE ST (UNOPENED) TO BE DESIGNED BY OTHERS

ADELAIDE STREET



SURVEY LEGEND

Denotes

- Survey Monument Planted
- Survey Monument Found
- Short Standard Iron Bar
- Iron Bar
- Cut Cross
- Concrete Pin
- Round Iron Bar
- Spike & Washer
- Short Standard Iron Bar
- Iron Bar
- Witness
- Measured
- Annis, O'Sullivan, Vollebek Ltd.
- Plan
- Plan
- Plan
- Deciduous Tree
- Coniferous Tree
- Maintenance Hole (Storm Sewer)
- Maintenance Hole (Unidentified)
- Catch Basin
- Corrugated Steel Pipe
- Corrugated Plastic Pipe
- Concrete Pipe
- Bottom of Slope
- Concrete Retaining Wall
- Top of Grate
- Fire Hydrant
- Location of Elevations
- Top of Wall Elevation
- Centreline

NOTES:
 - DISTANCES ARE IN METRE. TO CONVERT TO FEET DIVIDE BY 0.3048.
 - PROPOSED 1.5m SIDEWALK ON ONE SIDE OF THE STREETS.
 - CHAIN-LINK FENCES SHALL BE INSTALLED ON EITHER SIDE OF THE PUBLIC WALKWAYS AND SURROUNDING THE STORMWATER FACILITY.
 - WATERMAIN, SANITARY SEWERS AND OTHER UTILITIES HAVE BEEN IDENTIFIED ALONG ADELAIDE ST AND FINNER CT.

DRAFT PLAN OF SUBDIVISION OF
 PARK LOT 2, BLOCK C, HENDERSON SECTION, AND LOTS 1 TO 25 INCLUSIVE, PARK BLOCK C, McLEAN SECTION, AND ALFRED STREET AND ALEXANDRA STREET REGISTERED PLAN 6262 FORMER TOWN OF ALMONTE MUNICIPALITY OF MISSISSIPPI MILLS COUNTY OF LANARK

No.	REVISION / ISSUE	DATE MM/DD/YY
3	LAYOUT UPDATE	05/21/24
2	RIPARIAN AREA ADDED AS A BLOCK	03/04/24
1	DRAFT PLAN APPROVAL - OPTION 3	10/02/23

PREPARED BY:
 Mongi Mabrouk P.Eng.
 Phone: 613-896-9170
 Email: eng.services.ca@gmail.com

AE ADVANCE ENGINEERING
 M. MABROUK
 100136017
 05/21/24
 PROVINCE OF ONTARIO

PROJECT NAME AND ADDRESS:
MENZIE ENCLAVES SUBDIVISION
 ADELAIDE ST, ALMONTE, MISSISSIPPI MILLS, ONTARIO

APPLICANT:
 ASH SHARMA
 13165647 CANADA INC. (514-817-8265)
 27 Queen Street East #407 Toronto, ON

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE CORRECTLY SHOWN.

DATED _____ (ONTARIO LAND SURVEYOR)
 ANNIS O'SULLIVAN VOLLEBEK LTD.

OWNER'S CERTIFICATE
 I, 13165647 CANADA INC., BEING THE REGISTERED OWNER, HEREBY AUTHORIZE ADVANCE ENGINEERING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF LANARK FOR REVIEW AND APPROVAL.

DATED _____ FOR 13165647 CANADA INC.
 ASH SHARMA

SUBJECT TO THE CONDITIONS, IF ANY SET FORTH IN MY LETTER DATED _____, 202 ,

THIS DRAFT PLAN IS APPROVED BY THE COUNTY OF LANARK UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 202 .

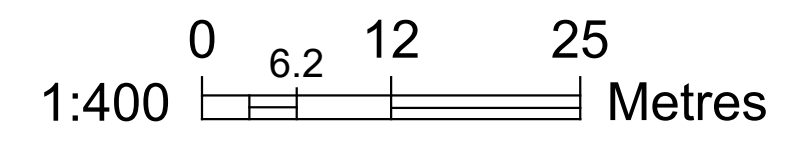
KURT GREAVES - CAO
 COUNTY OF LANARK

TABLE OF BLOCKS

BLOCK No.	AREA (m²)	DESCRIPTION
1	241.56	ADELAIDE ST WIDENING
2	236.60	AUGUSTA ST WIDENING
3	910.10	2 SEMI-DETACHED
4	682.05	2 SEMI-DETACHED
5	671.15	2 SEMI-DETACHED
6	659.87	2 SEMI-DETACHED
7	793.85	2 SEMI-DETACHED
8	1431.04	2 SEMI-DETACHED
9	647.64	2 SEMI-DETACHED
10	646.76	2 SEMI-DETACHED
11	645.94	2 SEMI-DETACHED
12	360.03	SINGLE-DETACHED
13	638.06	2 SEMI-DETACHED
14	638.11	2 SEMI-DETACHED
15	638.16	2 SEMI-DETACHED

BLOCK No.	AREA (m²)	DESCRIPTION
16	638.21	2 SEMI-DETACHED
17	835.30	2 SEMI-DETACHED
18	587.74	2 SEMI-DETACHED
19	540.11	2 SEMI-DETACHED
20	540.11	2 SEMI-DETACHED
21	587.74	2 SEMI-DETACHED
22	1014.60	4 TOWNHOUSES
23	1232.10	5 TOWNHOUSES
24	1019.10	4 TOWNHOUSES
25	1236.60	5 TOWNHOUSES
26	173.93	6M PATHWAY / UTILITY
27	1415.90	STORMWATER FACILITY
28	1549.76	RIPARIAN AREA
29	7212.86	R-O-W-

ZONING TYPE	UNITS	AREA (ha)	RATIO LD & MD	DENSITY PER NET ha	REQUIRED DENSITY	TOTAL UNITS	DENSITY PER NET ha	DENSITY PER GROSS ha
MEDIUM DENSITY (TOWNHOUSES R3C)	18	0.4502	25.6%	40.0	30-40	55	31.3	19.35
LOW DENSITY (SEMI-DETACHED R2D)	36	1.2732	72.4%	28.3	15-30			
LOW DENSITY (SINGLE-DETACHED R1D)	1	0.0360	2.0%	27.8	15-30			
TOTAL NET AREA (ha):		1.7594						
TOTAL GROSS AREA (ha):		2.8425	Including R-O-Ws, Riparian and STM Facility					
MEDIUM DENSITY (TOWNHOUSES)	18		33%					
LOW DENSITY (SEMI-SING)	37		67%					



CONTENT REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990:

(17) The applicant shall provide the approval authority with the prescribed information and material and as many copies as may be required by the approval authority of a draft plan of the proposed subdivision drawn to scale and showing:

(a) the boundaries of the land proposed to be subdivided, certified by an Ontario land surveyor; AS SHOWN ON THE DRAFT PLAN.

(b) the locations, widths and names of the proposed highways within the proposed subdivision and of existing highways on which the proposed subdivision abuts; AS SHOWN ON THE DRAFT PLAN.

(c) on a small key plan, on a scale of not less than one centimetre to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which the land forms the whole or part; AS SHOWN ON THE DRAFT PLAN.

(d) the purpose for which the proposed lots are to be used; RESIDENTIAL: SEMI-DETACHED AND TOWNHOUSE BLOCKS, ONE BLOCK FOR A STORMWATER MANAGEMENT FACILITY AND TWO BLOCKS FOR FUTURE ROAD EXTENSION AS SHOWN ON THE DRAFT PLAN.

(e) the existing uses of all adjoining lands; EXISTING RESIDENTIAL TO THE WEST, VACANT LAND TO THE NORTH AND RESIDENTIAL BEYOND SPRING CREEK, EAST AND SOUTH AS SHOWN ON THE DRAFT PLAN.

(f) the approximate dimensions and layout of the proposed lots; AS SHOWN ON THE DRAFT PLAN.

(g) if any affordable housing units are being proposed, the shape and dimensions of each proposed affordable housing unit and the approximate location of each proposed affordable housing unit in relation to other proposed residential units; N/A

(h) natural and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, and wooded areas within or adjacent to the land proposed to be subdivided; SPRING CREEK ON EAST AND SOUTH SIDE OF DEVELOPMENT AS SHOWN ON THE DRAFT PLAN. PROVIDE 15 m BUFFER FOR FISH HABITAT ALONG THE CREEK.

(i) the availability and nature of domestic water supplies; AVAILABLE VIA MUNICIPAL WATERMAIN AT ADELAIDE ST AND MENZIE ST.

(j) the nature and porosity of the soil; LAYER OF TOPSOIL AND/OR PEAT (0.1 TO 0.4 m) UNDERLAIN BY MARL (0.4 TO 0.8 m) AND/OR A GLACIAL TILL DEPOSIT (0.1 TO 0.7 m), BEDROCK AT DEPTHS RANGING BETWEEN 0.3 AND 1.1 m.

(k) existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided; AS SHOWN ON THE DRAFT PLAN.

(l) the municipal services available or to be available to the land proposed to be subdivided; SANITARY SEWER, WATER SUPPLY ARE AVAILABLE ACCORDING TO THE MUNICIPAL MASTER PLAN, BELL, HYDRO AND GAS ARE ALSO IN THE IMMEDIATE AREA AND

(m) the nature and extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements. 15 m SETBACK ALONG THE SPRING CREEK.

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 6.18.2024