



KEY PLAN
NOT TO SCALE

DRAFT PLAN OF SUBDIVISION OF

PART OF LOT "A" (GORE LOT) AND PART OF LOT 1 CONCESSION B AND PART OF THE ROAD ALLOWANCE BETWEEN LOT 'A' (GORE LOT) AND LOT 1 (CLOSED BY INST.PR97153) CONCESSION 'B' GEOGRAPHIC TOWNSHIP OF MERRICKVILLE-WOLFORD UNITED COUNTIES OF LEEDS AND GRENVILLE

DECEMBER 2024

TABLE OF SHORE-LINE TIES

SEGMENT	BEARING	DISTANCE
1 - 2	N85°54'E	40.9
2 - 3	N3°55'W	18.9
3 - 4	N53°52'E	10.8
4 - 5	N30°33'W	7.5
5 - 6	N50°40'E	12.2
6 - 7	N47°06'E	16.2
7 - 8	N38°20'E	38.0
8 - 9	N41°33'E	14.7
9 - 10	N11°51'E	22.2
10 - 11	N1°58'W	33.6
11 - 12	N35°58'W	6.8
12 - 13	N24°22'W	18.5
13 - 14	N40°15'W	29.1
14 - 15	N46°40'W	28.9
15 - 16	N44°20'W	29.3
16 - 17	N34°21'W	21.3
17 - 18	N42°27'W	25.1
18 - 19	N29°24'W	52.8
19 - 20	N32°23'W	25.5
20 - 21	N24°40'W	21.8
21 - 22	N17°51'W	24.1
22 - 23	N7°58'W	31.2
23 - 24	N14°53'W	22.3
24 - 25	N1°40'W	22.9
25 - 26	N0°37'E	24.9
26 - 27	N9°16'E	28.9
27 - 28	N16°48'E	49.0
28 - 29	N11°08'E	28.0
29 - 30	N2°07'W	11.5
30 - 31	N1°20'W	29.2
31 - 32	N1°38'E	18.4
32 - 33	N0°46'W	18.1
33 - 34	N0°31'W	30.8
34 - 35	N7°49'W	64.7
35 - 36	N3°20'W	14.8
36 - 37	N11°48'W	24.5
37 - 38	N14°00'W	64.6
38 - 39	N19°48'W	14.7
39 - 40	N15°28'W	11.5
40 - 41	N58°32'W	6.8
41 - 42	N37°04'W	4.9
42 - 43	N18°58'E	5.0
43 - 44	N60°23'E	12.5
44 - 45	N85°32'W	2.3
45 - 46	N28°19'E	1.3
46 - 47	N39°08'W	30.0
47 - 48	N40°30'W	21.1
48 - 49	N59°16'W	3.5

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 OF THE PLANNING ACT

a. the boundaries of the land proposed to be subdivided, certified by an Ontario land surveyor;

As shown on 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 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 Draft Plan

d. the purpose for which the proposed lots are to be used;

Residential

e. the existing uses of all adjoining lands;

As shown on Draft Plan (Treed field to north, residential to east and west)

f. the approximate dimensions and layout of the proposed lots;

As shown on Draft Plan

g. natural and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands and wooded areas within or adjacent to the land proposed to be subdivided;

As shown on Draft Plan

h. the availability and nature of domestic water supplies;

Development will be supplied with private drilled, cased wells.

i. the nature and porosity of the soil;

Clay Loam/Sandy Loam - Medium Porosity

j. 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 Draft Plan

k. the municipal services available or to be available to the land proposed to be subdivided; and

Development will be provided with individual on-site septic systems and surface drainage.

l. the nature and extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements. 1994, c. 23, s. 30, 1996, c. 4, s. 28 (3).

N/A

OWNER'S CERTIFICATE

I/WE, 2873633 ONTARIO INC., BEING THE REGISTERED OWNER(S), HEREBY AUTHORIZE KOLLAARD ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CORPORATION OF THE UNITED COUNTIES OF STORMONT, DUNDAS AND GLENORAIRY FOR REVIEW AND APPROVAL.

DATE: December 19, 2024

WILLIAM KOLLAARD
2873633 Ontario Inc.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: December 19, 2024

J.P. SHIPMAN ONTARIO LAND SURVEYOR



SCALE: 1:1,500

METRIC: Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048

Kollaard Associates Engineers

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