DRAFT PLAN OF SUBDIVISION

OF PART OF

LOT 20, CONCESSION 4

GEOGRAPHIC TOWNSHIP OF CAMBRIDGE

NOW IN THE NATION MUNICIPALITY

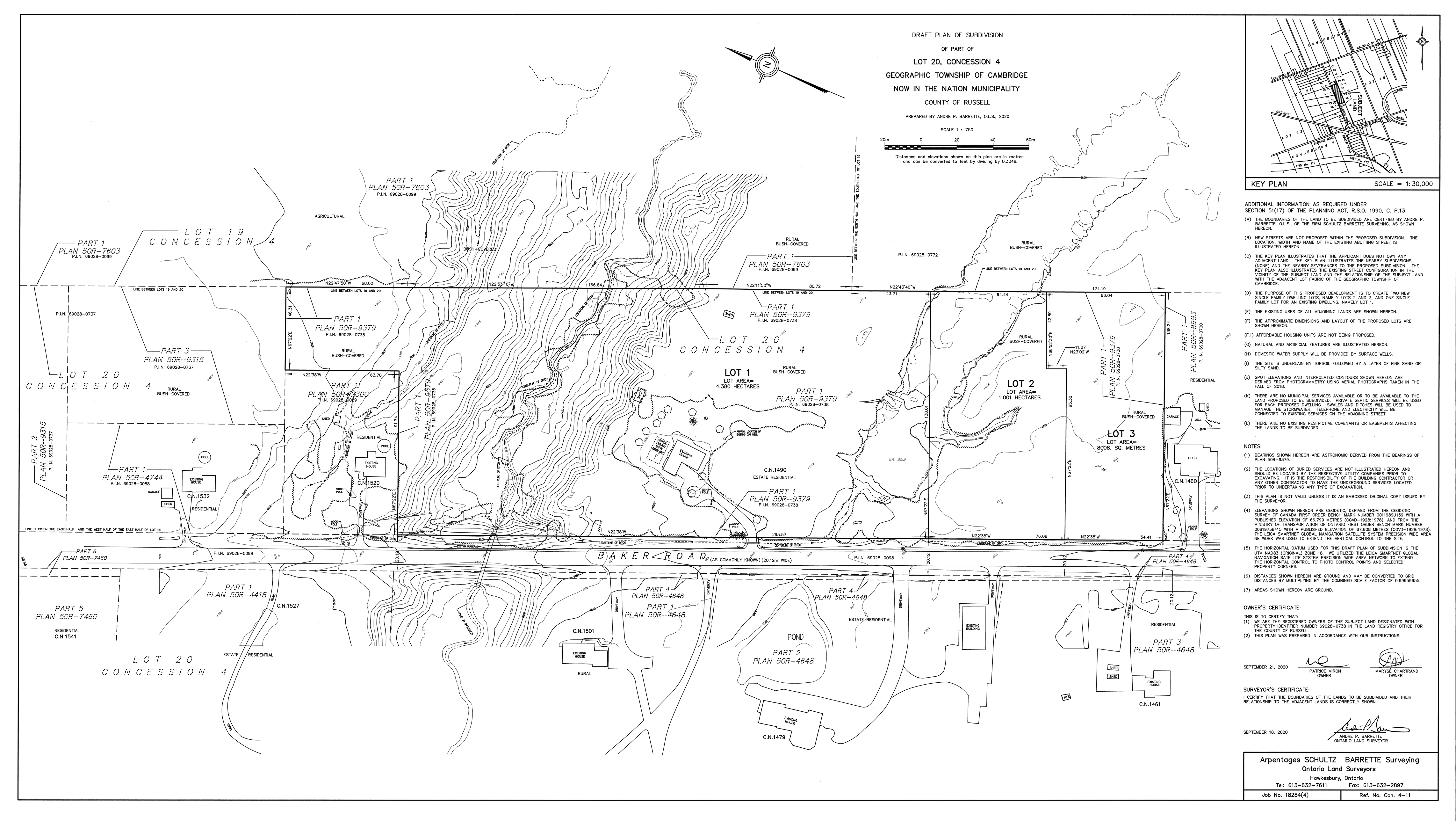
COUNTY OF RUSSELL

PREPARED BY ANDRE P. BARRETTE, O.L.S., 2020

SCALE 1 : 750

20m 0 20 40 60m

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



KEY PLAN SCALE = 1:30,000

ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, R.S.O. 1990, C. P.13

(A) THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CERTIFIED BY ANDRE P. BARRETTE, O.L.S., OF THE FIRM SCHULTZ BARRETTE SURVEYING, AS SHOWN HEREON.

(B) NEW STREETS ARE NOT PROPOSED WITHIN THE PROPOSED SUBDIVISION. THE LOCATION, WIDTH AND NAME OF THE EXISTING ABUTTING STREET IS ILLUSTRATED HEREON.

(C) THE KEY PLAN ILLUSTRATES THAT THE APPLICANT DOES NOT OWN ANY ADJACENT LAND. THE KEY PLAN ILLUSTRATES THE NEARBY SUBDIVISIONS (NONE) AND THE NEARBY SEVERANCES TO THE PROPOSED SUBDIVISION. THE KEY PLAN ALSO ILLUSTRATES THE EXISTING STREET CONFIGURATION IN THE VICINITY OF THE SUBJECT LAND AND THE RELATIONSHIP OF THE SUBJECT LAND WITH THE ADJACENT LOT FABRIC OF THE GEOGRAPHIC TOWNSHIP OF CAMBRIDGE.

(D) THE PURPOSE OF THIS PROPOSED DEVELOPMENT IS TO CREATE TWO NEW SINGLE FAMILY DWELLING LOTS, NAMELY LOTS 2 AND 3, AND ONE SINGLE FAMILY LOT FOR AN EXISTING DWELLING, NAMELY LOT 1.

(E) THE EXISTING USES OF ALL ADJOINING LANDS ARE SHOWN HEREON.

(F) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE SHOWN HEREON.

(F.1) AFFORDABLE HOUSING UNITS ARE NOT BEING PROPOSED.

(G) NATURAL AND ARTIFICIAL FEATURES ARE ILLUSTRATED HEREON.

(H) DOMESTIC WATER SUPPLY WILL BE PROVIDED BY SURFACE WELLS.

(I) THE SITE IS UNDERLAIN BY TOPSOIL FOLLOWED BY A LAYER OF FINE SAND OR SILTY SAND.

(J) SPOT ELEVATIONS AND INTERPOLATED CONTOURS SHOWN HEREON ARE DERIVED FROM PHOTOGRAMMETRY USING AERIAL PHOTOGRAPHS TAKEN IN THE FALL OF 2018.

(K) THERE ARE NO MUNICIPAL SERVICES AVAILABLE OR TO BE AVAILABLE TO THE LAND PROPOSED TO BE SUBDIVIDED. PRIVATE SEPTIC SERVICES WILL BE USED FOR EACH PROPOSED DWELLING. SWALES AND DITCHES WILL BE USED TO MANAGE THE STORMWATER. TELEPHONE AND ELECTRICITY WILL BE CONNECTED TO EXISTING SERVICES ON THE ADJOINING STREET.

(L) THERE ARE NO EXISTING RESTRICTIVE COVENANTS OR EASEMENTS AFFECTING THE LANDS TO BE SUBDIVIDED.

NOTES:

(1) BEARINGS SHOWN HEREON ARE ASTRONOMIC DERIVED FROM THE BEARINGS OF PLAN 50R-9379.

(2) THE LOCATIONS OF BURIED SERVICES ARE NOT ILLUSTRATED HEREON AND SHOULD BE LOCATED BY THE RESPECTIVE UTILITY COMPANIES PRIOR TO EXCAVATING. IT IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR OR ANY OTHER CONTRACTOR TO HAVE THE UNDERGROUND SERVICES LOCATED PRIOR TO UNDERTAKING ANY TYPE OF EXCAVATION.

(3) THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR.

(4) ELEVATIONS SHOWN HEREON ARE GEODETIC, DERIVED FROM THE GEODETIC SURVEY OF CANADA FIRST ORDER BENCH MARK NUMBER 0011989U159 WITH A PUBLISHED ELEVATION OF 66.799 METRES (CGVD-1928:1978), AND FROM THE MINISTRY OF TRANSPORTATION OF ONTARIO FIRST ORDER BENCH MARK NUMBER 0081975815 WITH A PUBLISHED ELEVATION OF 67.608 METRES (CGVD-1928:1978). THE LEICA SMARTNET GLOBAL NAVIGATION SATELLITE SYSTEM PRECISION WIDE AREA NETWORK WAS USED TO EXTEND THE VERTICAL CONTROL TO THE SITE.

(5) THE HORIZONTAL DATUM USED FOR THIS DRAFT PLAN OF SUBDIVISION IS THE UTM NAD83 (ORIGINAL) ZONE 18. WE UTILIZED THE LEICA SMARTNET GLOBAL NAVIGATION SATELLITE SYSTEM PRECISION WIDE AREA NETWORK TO EXTEND THE HORIZONTAL CONTROL TO PHOTO CONTROL POINTS AND SELECTED PROPERTY CORNERS.

(6) DISTANCES SHOWN HEREON ARE GROUND AND MAY BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99959655.

(7) AREAS SHOWN HEREON ARE GROUND.

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT:

(1) WE ARE THE REGISTERED OWNERS OF THE SUBJECT LAND DESIGNATED WITH PROPERTY IDENTIFIER NUMBER 69028-0738 IN THE LAND REGISTRY OFFICE FOR THE COUNTY OF RUSSELL.

(2) THIS PLAN WAS PREPARED IN ACCORDANCE WITH OUR INSTRUCTIONS.

SEPTEMBER 21, 2020

PATRICE MIRON
OWNER

MARYSE CHARTRAND
OWNER

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS IS CORRECTLY SHOWN.

SEPTEMBER 18, 2020

ANDRE P. BARRETTE
ONTARIO LAND SURVEYOR

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