



SCALE = 1:500

0 5.00 10.00 20.00 30.00 METRE
50.00

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

ADDITIONAL INFORMATION

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

(A) AS SHOWN ON PLAN	(7) AS SHOWN ON PLAN
(B) AS SHOWN ON PLAN	(8) AS SHOWN ON PLAN
(C) AS SHOWN ON PLAN	(9) PAVED MUNICIPAL
(D) SINGLE FAMILY RESIDENTIAL, SEMI DETACHED RESIDENTIAL	(10) CLAY LOAM
(E) NORTH - RESIDENTIAL	(11) AS SHOWN ON PLAN
(F) WEST - RESIDENTIAL	(12) ALL SERVICES TO BE PROVIDED
(G) EAST - RESIDENTIAL	(13) AS SHOWN ON PLAN

SUMMARY	
TOTAL NUMBER OF BLOCKS	23
NUMBER OF RESIDENTIAL BLOCKS (SEMI-DETACHED)	21
NUMBER OF NON-RESIDENTIAL BLOCKS	2
TOTAL AREA OF SITE	2.4526 Hectares

[illegible]

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17 NAD83 (GRS) (2010.0)		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 218/10.		
POINT ID	NORTHING	EASTING
ORP-A	4666042.49	326427.73
ORP-B	4666343.77	326441.56
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS		

FOR BEARING COMPARISONS THE FOLLOWING ROTATIONS WERE APPLIED TO CONVERT TO GRID BEARINGS	
PLAN	CLOCKWISE ROTATION
P	01° 25' 50"
P1, P3	01° 26' 40"

OWNER'S AUTHORIZATION
I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL.
COULSON DESIGN-BUILD INC.
DATE _____
_____ DREW COULSON
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE
THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP
TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

DATE MARCH 11, 2025


ANDREW S. MANTHA
ONTARIO LAND SURVEYOR



VERHAEGEN

LAND SURVEYORS

A Division of

J. D. Barnes Limited

SURVEYING
MAPPING
GIS

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DRAWN BY: D.J.	CHECKED BY: A.S.M.	REFERENCE NO: 25-47-022-00
FILE: E-12-PARK LOT 13		CAD Date: March 11, 2025 8:35 AM CAD File: 25-47-022-000.dwg

CURVE SCHEDULE				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	17.00	11.73	11.50	N19°23'50"W
C2	17.00	1.27	1.27	N02°14'00"E
C3	17.00	10.46	10.30	N17°31'50"W
C4	16.01	10.36	10.21	N18°41'00"W
C5	16.01	13.28	12.98	N19°55'10"E
C6	16.01	14.29	13.92	N08°44'20"E
C7	16.01	16.07	15.56	N08°56'40"E
C8	16.01	13.62	13.30	N02°14'00"E
C9	16.01	11.73	11.46	N02°15'50"E
C10	17.00	11.73	11.50	N02°40'50"E
C11	17.00	4.16	4.17	N36°51'30"E
C12	17.00	7.58	7.49	N17°05'40"E