



KEY PLAN
N.T.S.

STATISTICS	
RESIDENTIAL - TOWNHOME BLOCKS	= BLOCKS 1, 2, 3, 6, 7, 8 & 11-27 (INCL.)
RESIDENTIAL - SEMI-DETACHED BLOCKS	= BLOCKS 4, 5, 9 & 10
RESIDENTIAL	= 3.80 ha (9.38 acres)
RIGHT-OF-WAY	= 0.64 ha (1.59 acres)
TOTAL AREA	= 4.44 ha (10.97 acres)

LEGEND

	SUBJECT SITE
SIB	DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
SSIB	DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
IB	DENOTES 16mm X 16mm X 0.61m IRON BAR
IB Ø	DENOTES 19mm diameter X 0.61m ROUND IRON BAR
CC	DENOTES CUT-CROSS
	DENOTES SURVEY MONUMENT FOUND
	DENOTES SURVEY MONUMENT SET AND MARKED 1528
WT.	DENOTES WITNESS
(S)	DENOTES SET
(SP)	DENOTES SET PROPORTIONALLY
(P1)	DENOTES PLAN 12R-19736
(1528)	DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZARE INC., O.L.S.
(M)	DENOTES MEASURED
(DU)	DENOTES DEED
(O2)	DENOTES ORIGIN UNKNOWN
(P2)	DENOTES PLAN 12R-20143

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

- (a) SHOWN ON PLAN
(b) SHOWN ON PLAN
(c) SHOWN ON PLAN
(d) RESIDENTIAL
(e) SHOWN ON PLAN
(f) SHOWN ON PLAN
(g) SHOWN ON PLAN
(h) PIPED WATER TO BE INSTALLED BY DEVELOPER
(i) BROOKSTON CLAY LOAM
(j) SHOWN ON PLAN
(k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
(l) SHOWN ON PLAN

NOTES

DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9982202

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

OWNER'S CERTIFICATE

I CERTIFY THAT:
I HEREBY CONSENT TO THE FILING OF THIS
PLAN FOR DRAFT APPROVAL

DATE: Feb 12, 2025

SIGNED:

MR. JOHN VANDERWERF
OWNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE: 12 Feb 2025

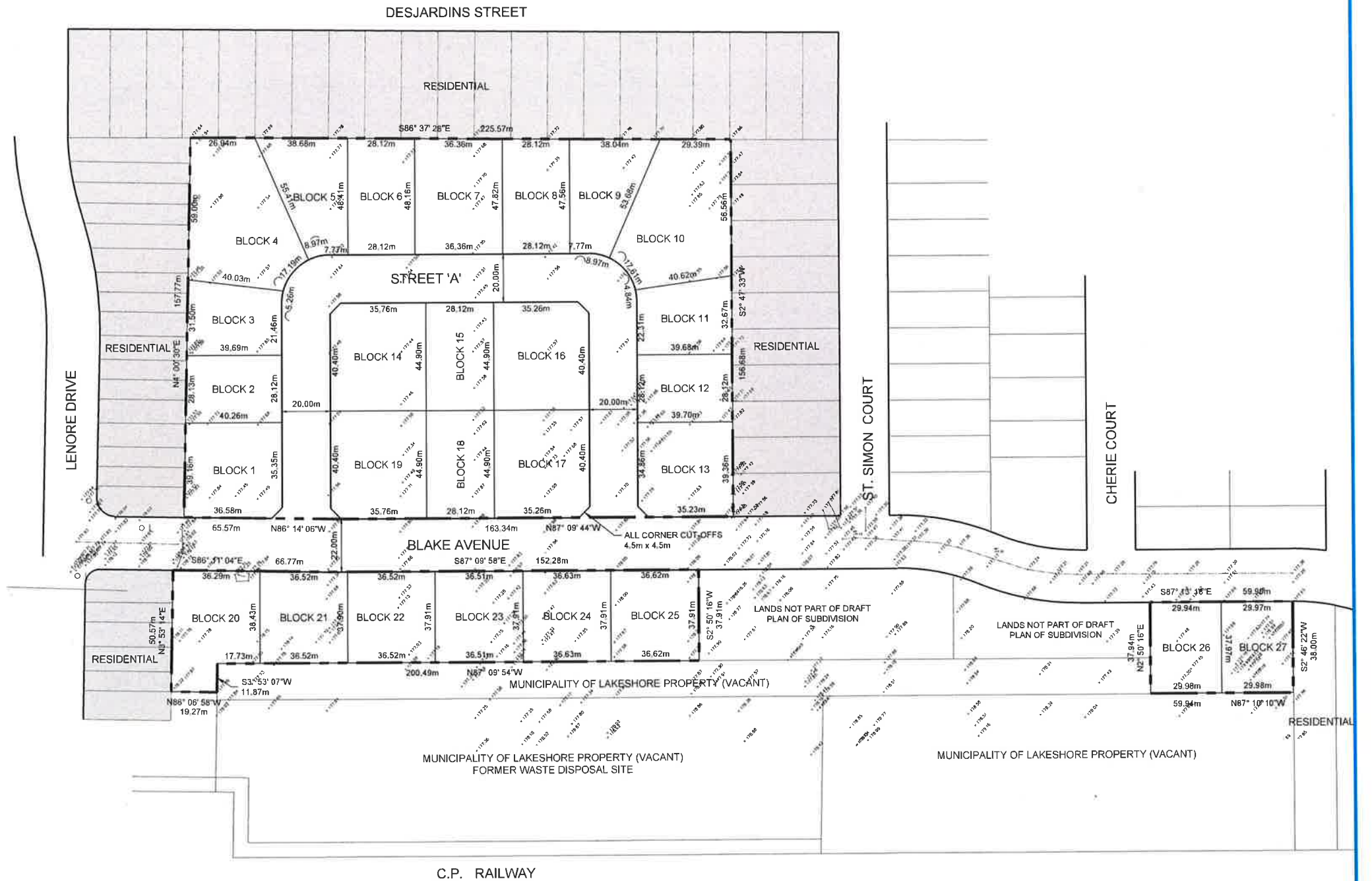
SIGNED:

ANDREW S. MANTHA, O.L.S.



FEBRUARY 11, 2025
Project No. 13-8221

37-T-XXXXX



Draft Plan of Subdivision
Part of Lots 2 and 3, Concession 1
(East of Belle River)
in the Geographic Township
of Rochester
now in the Municipality of Lakeshore
Scale: 1:1000
Scale: 1:2000 (11 x17)