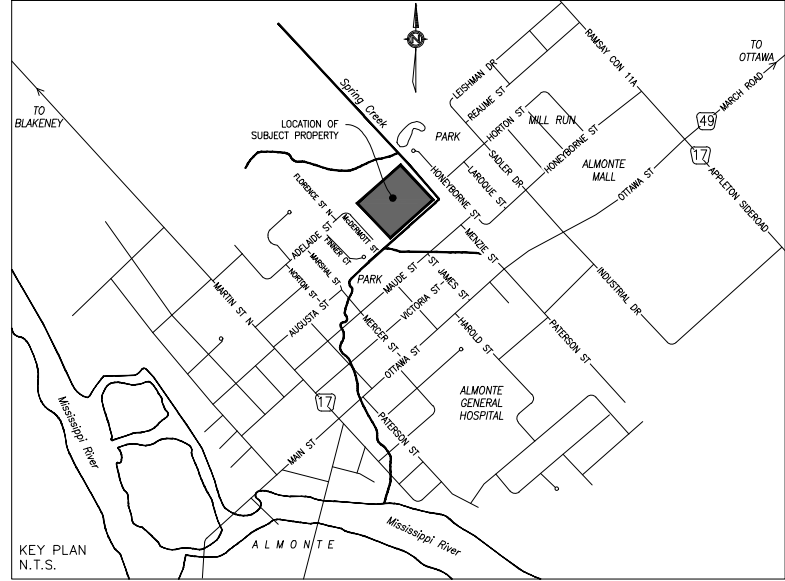
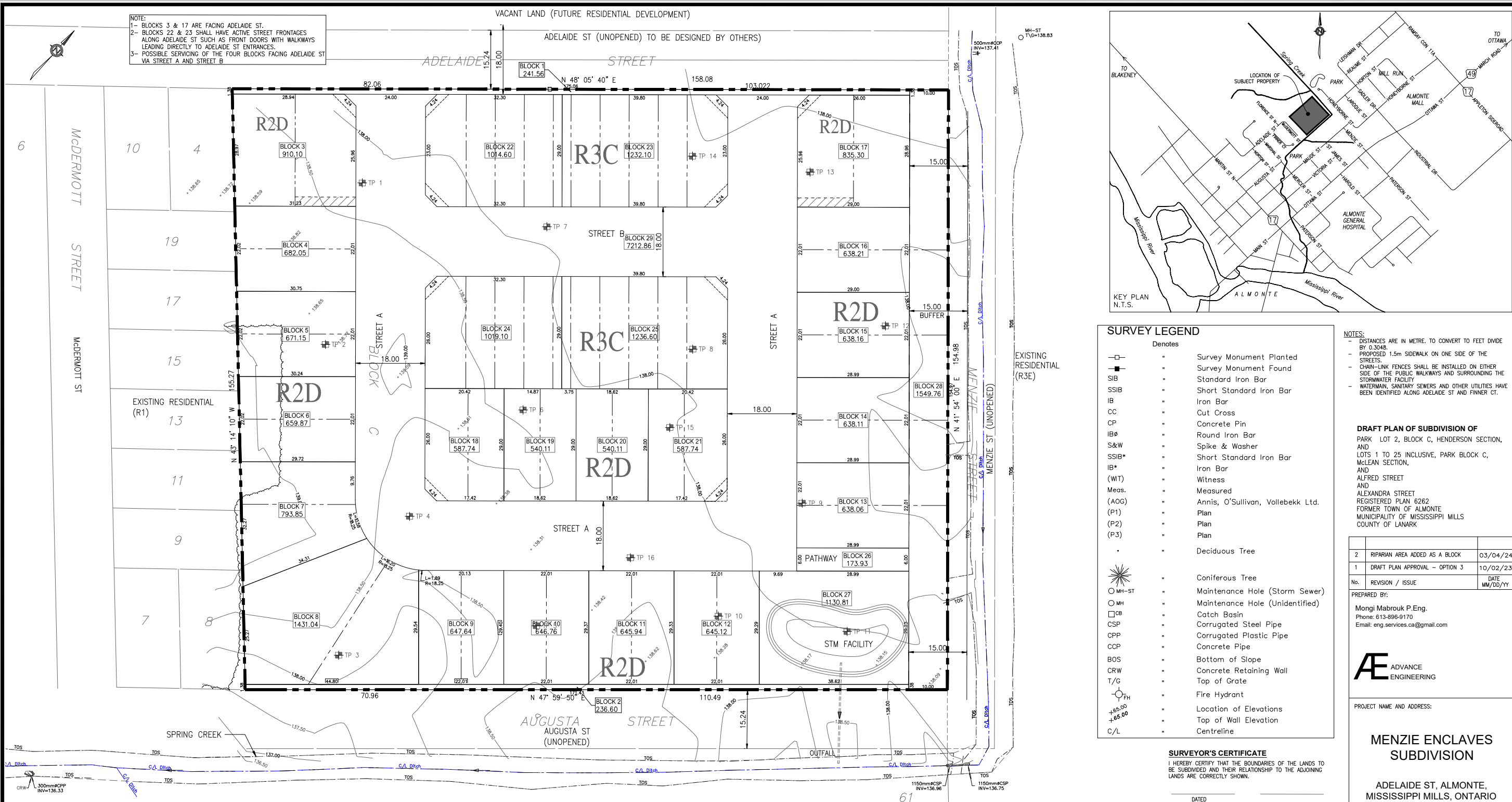


NOTE:
 1- BLOCKS 3 & 17 ARE FACING ADELAIDE ST.
 2- BLOCKS 22 & 23 SHALL HAVE ACTIVE STREET FRONTS ALONG ADELAIDE ST SUCH AS FRONT DOORS WITH WALKWAYS LEADING DIRECTLY TO ADELAIDE ST ENTRANCES.
 3- POSSIBLE SERVICING OF THE FOUR BLOCKS FACING ADELAIDE ST VIA STREET A AND STREET B



SURVEY LEGEND

Denotes

- Survey Monument Planted
- Survey Monument Found
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- CC Cut Cross
- CP Concrete Pin
- IBØ Round Iron Bar
- S&W Spike & Washer
- SSIB* Short Standard Iron Bar
- IB* Iron Bar
- (WT) Witness
- Meas. Measured
- (AOG) Annis, O'Sullivan, Vollebek Ltd.
- (P1) Plan
- (P2) Plan
- (P3) Plan
- Deciduous Tree
- ☼ Coniferous Tree
- MH-ST Maintenance Hole (Storm Sewer)
- MH Maintenance Hole (Unidentified)
- CB Catch Basin
- CSP Corrugated Steel Pipe
- CPP Corrugated Plastic Pipe
- CCP Concrete Pipe
- BOS Bottom of Slope
- CRW Concrete Retaining Wall
- T/G Top of Grate
- ⊙ FH Fire Hydrant
- +65.00 Location of Elevations
- +65.00 Top of Wall Elevation
- C/L 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

2	RIPARIAN AREA ADDED AS A BLOCK	03/04/24
1	DRAFT PLAN APPROVAL - OPTION 3	10/02/23
No.	REVISION / ISSUE	DATE MM/DD/YY
PREPARED BY: Mongi Mabrouk P.Eng. Phone: 613-896-9170 Email: eng.services.ca@gmail.com		

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

TITLE:
DRAFT PLAN OF SUBDIVISION OPTION 3

SCALE: **1:400**

DRAWING No.: **DP-1**

PROJECT No.: **123**

DATE: **03-04-2024**

TABLE OF BLOCKS

BLOCK No.	AREA (m ²)	DESCRIPTION	BLOCK No.	AREA (m ²)	DESCRIPTION
1	241.56	ADELAIDE ST WIDENING	16	638.21	2 SEMI-DETACHED
2	236.60	AUGUSTA ST WIDENING	17	835.30	2 SEMI-DETACHED
3	910.10	2 SEMI-DETACHED	18	587.74	2 SEMI-DETACHED
4	682.05	2 SEMI-DETACHED	19	540.11	2 SEMI-DETACHED
5	671.15	2 SEMI-DETACHED	20	540.11	2 SEMI-DETACHED
6	659.87	2 SEMI-DETACHED	21	587.74	2 SEMI-DETACHED
7	793.85	2 SEMI-DETACHED	22	1014.60	4 TOWNHOUSES
8	1431.04	2 SEMI-DETACHED	23	1232.10	5 TOWNHOUSES
9	647.64	2 SEMI-DETACHED	24	1019.10	4 TOWNHOUSES
10	646.76	2 SEMI-DETACHED	25	1236.60	5 TOWNHOUSES
11	645.94	2 SEMI-DETACHED	26	173.93	6M PATHWAY / UTILITY
12	645.12	2 SEMI-DETACHED	27	1130.81	STORMWATER FACILITY
13	638.06	2 SEMI-DETACHED	28	1549.76	RIPARIAN AREA
14	638.11	2 SEMI-DETACHED	29	7212.86	R-O-W
15	638.16	2 SEMI-DETACHED			

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	25.2%	40.0	30-40	56	31.3	19.70
LOW DENSITY (SEMI-DETACHED R2D)	38	1.3377	74.8%	28.4	15-30			
TOTAL NET AREA (ha):		1.7879						
TOTAL GROSS AREA (ha):		2.8425	Including R-O-Ws, Riparian and STM Facility					
MEDIUM DENSITY (TOWNHOUSES)	18		32%					
LOW DENSITY (SEMI)	38		68%					



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, wetlands 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.