DRAFT PLAN OF SUBDIVISION
CRESSY BAYSIDE ESTATES

1041 COUNTY ROAD 7,
PART OF LOTS 64 AND 65,
CONCESSION BAYSIDE,

TOWNSHIP OF NORTH MARYSBURGH,

MUNICIPALITY OF THE
COUNTY OF PRINCE EDWARD COUNTY

SCALE = 1:750 METRIC

0 2.5 5 10 15 20 25 50 75m

ADOLPHUS REACH

445.1±

N31°19'30"W 3.4±

51.45

N 31°19'30" W

LIMITED SERVICE RESIDENTIAL

75.8 FLOODLINE ± 99.2

30.0m VEGETATED BUFFER

6.0m AMENITY SETBACK

N16°36'40"W 4.0±

N16°55'55"W 4.2±

N57°47'05"E 5.97

N31°28'30"W 2.6±

73.15

N31°28'30"W

LIMITED SERVICE RESIDENTIAL

PART 2

PART 1

1 (1.01 ha)

2 (1.10 ha)

3 (1.12 ha)

4 (1.06 ha)

5 (1.00 ha)

6 (0.92 ha)

7 (0.89 ha)

8 (1.70 ha)

216.5

219.0

245.6

231.6

217.9

202.1

192.2

187.1

158.7

249.25

47.0 47.0 47.0 47.0 47.0 47.0 97.7

142.8

72.8

41.9

63.3

203.23

42.8 23.3 22.8 31.6 18.2

87.6

N 3°32'40" W

120.2

N 31°27'50"W

BLOCK 9
(COMMON ELEMENT)
(4.44 ha)

N 51°39'15" E 80.77

N 38°20'45" W 30.48

30.48 N38°20'45"W

N 51°39'15" E 3.56

N 51°39'15" E 6.71

R=1759.48 A=129.06 C=129.03 N 53°45'20" E

N 55°51'25" E 130.22

R=401.19 A=77.63 C=77.51 N 61°24'00" E

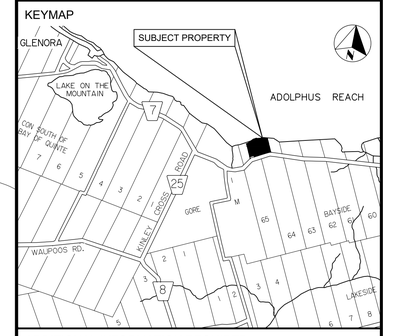
EXISTING RESIDENTIAL

COUNTY ROAD 7

LOT 65 ---------- LOT 64

CONCESSION BAYSIDE

KEYMAP



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

(a) SEE SURVEYORS CERTIFICATE.
(b) AS SHOWN ON DRAFT PLAN.
(c) AS SHOWN ON DRAFT PLAN.
(d) SEE LAND USE SUMMARY
(e) SEE DRAFT PLAN
(f) AS SHOWN ON DRAFT PLAN.
(g) AS SHOWN ON DRAFT PLAN.
(h) PRIVATE WELL AND SEPTIC.
(i) TOPSOIL OVER SANDY SILT.
(j) AS SHOWN ON DRAFT PLAN.
(k) GARBAGE COLLECTION, FIRE PROTECTION AND SCHOOL BUSES
(l) AS SHOWN ON DRAFT PLAN.

LAND USE SCHEDULE

LAND USE	AREA(ha)	AREA%	UNITS
BLOCKS 1-8 - FREEHOLD SINGLE DETACHED LOTS (LSR ZONE) 47.0m MIN. FRONTAGE MIN. LOT AREA 0.89ha	8.80	66.5	8
BLOCK 9 - COMMON ELEMENT (PROPOSED ROAD, & PRIVATE OUTDOOR AMENITY AREA)	4.44	33.5	
SITE TOTAL	13.24ha	100.0%	8

LEGEND

- FLOOD LINE - ELEVATION 75.8m AND WAVE UP RUSH (EIS REPORT PREPARED BY AINLEY GROUP, FEBRUARY 2020)
- 30.0m VEGETATED BUFFER (EIS REPORT PREPARED BY AINLEY GROUP, FEBRUARY 2020)
- 6.0m AMENITY SETBACK FROM 30.0m VEGETATED BUFFER (EIS REPORT PREPARED BY AINLEY GROUP, FEBRUARY 2020)
- BUTTERNUT TREE TO BE RETAINED AND 25.0m BUFFER (EIS REPORT PREPARED BY AINLEY GROUP, FEBRUARY 2020)
- LIMIT OF EXISTING CEMETARY (SURVEY BY IBW SURVEYORS, MAY 2020)

METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE COVERTED TO FEET BY DIVIDING BY 0.3048.

CONTOURS NOTE:

EXISTING CONTOURS AND TOPOGRAPHY PREPARED USING PRINCE EDWARD COUNTY GIS MAPPING AND IBW FIELD DATA CONTOURS DRAWN AT INTERVALS OF 2.0m.

PLAN COPYRIGHT

ALL ORIGINAL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF RFA PLANNING CONSULTANT INC. REPRODUCTION IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE PRIOR WRITTEN CONSENT OF RFA PLANNING CONSULTANT INC.

THESE DRAWINGS AND DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES OTHER THAN FOR THE PROJECT FOR WHICH THEY ARE PREPARED. THE PLAN IS NOT AVAILABLE TO THIRD PARTY WITHOUT THE WRITTEN CONSENT OF RFA PLANNING CONSULTANT INC.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

Nov. 12, 2020

KERRY BOEHME,
ONTARIO LAND SURVEYOR.

DATE

IBW SURVEYORS
5503 HIGHWAY 62 SOUTH, PRINCE EDWARD SQUARE
BELLEVILLE, ONTARIO
(613) 966-9898

1	DRAFT PLAN SUBMISSION	NOV. 12, 2020	RFA

DRAWN BY: L.B. | CHECKED BY: R.F.A. | DATE: NOV. 12, 2020 | SCALE: 1:750

RUTH FERGUSON ALTHOUSE REGISTERED PROFESSIONAL PLANNER R.P.P.

JOB No. 595-DP

RFA PLANNING CONSULTANT INC
211 Dundas Street East, Suite 202,
Belleville, Ontario, K8N 1E2