

DRAFT PLAN OF SUBDIVISION

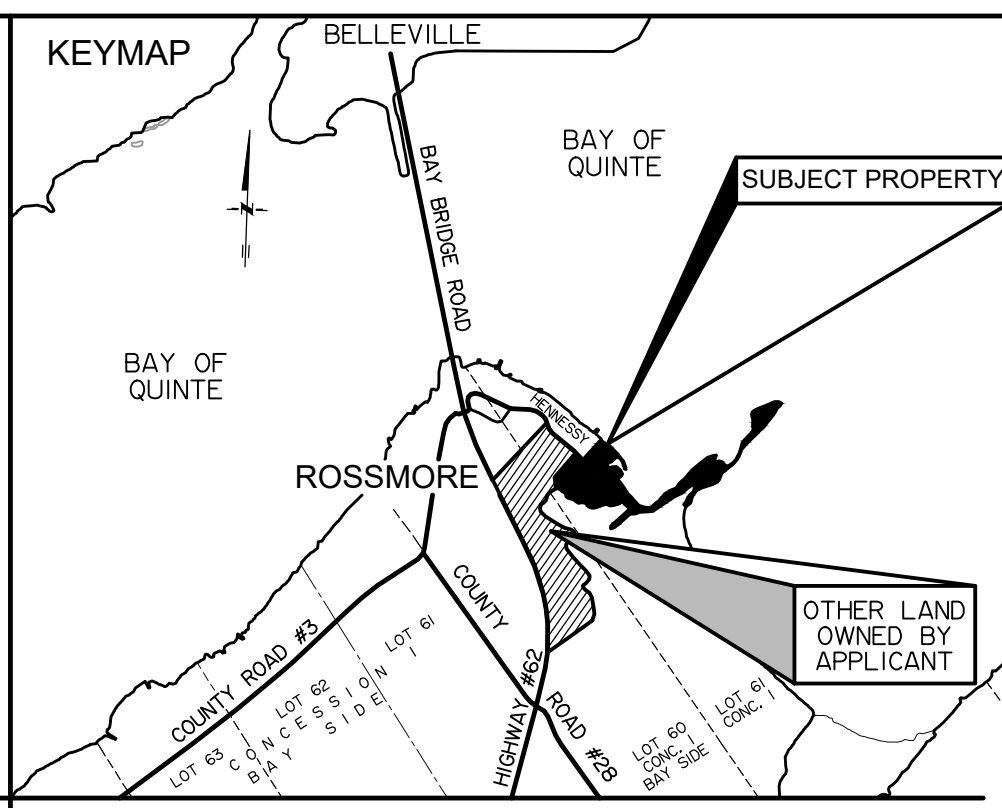
HENNESSY STREET SUBDIVISION
 PART 1, PLAN 47R-8725
 PART OF LOTS 47, 49 & 62
 REGISTERED PLAN 3 (ROSSMORE)
 PARTS OF LOT 60
 CONCESSION 1
 ELM ISLAND

TOWNSHIP OF AMELIASBURGH
 NOW IN
 THE MUNICIPALITY OF THE
COUNTY OF PRINCE EDWARD

SCALE = 1:1000 METRIC

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) MUNICIPAL WATER AND PRIVATE SEWAGE DISPOSAL SYSTEMS.
- (i) MODERATELY SHALLOW LOAM OVER BEDROCK.
- (j) AS SHOWN ON DRAFT PLAN.
- (k) GARBAGE COLLECTION, FIRE PROTECTION, ROAD MAINTENANCE, SCHOOL BUSES, ETC.
- (l) AS SHOWN ON DRAFT PLAN.



METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO BY DIVIDING BY 0.3048.
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- LEGEND:**
- 75.8m FLOODLINE ELEVATION (PROVIDED BY WATSON SURVEYING, NOV. 2018 & JAN. 2019)
 - 74.9m WATER ELEVATION (PROVIDED BY WATSON SURVEYING, NOVEMBER 2018)
 - LIMIT OF WETLAND (PROVIDED BY J.D.H. ENVIRONMENTAL, NOVEMBER 2018)
 - WETLAND BOUNDARY - UPDATED BY CAMBIUM INC. (2021)
 - SETBACK FROM WETLAND BOUNDARY - UPDATED BY CAMBIUM INC. (2021)
 - 15.0m SETBACK FROM FLOOD LINE
 - EXISTING VEGETATION

LAND USE SCHEDULE

LAND USE	AREA(m ²)	AREA%	UNITS
LOTS 1-5 - 30.0m (3025.5m ²) MINIMUM FRONTAGE SINGLE DETACHED LOTS	39598.6	86.8	5
BLOCK 6 - PARKLAND DEDICATION - LAND WITHIN THE WETLAND BOUNDARY = 208.5m ² - LAND OUTSIDE THE WETLAND BOUNDARY = 2925.6m ²	3134.1	6.9	(0.3) (6.4)
BLOCK 7 - LOT ADDITION	314.7	0.7	
BLOCK 8 - STORM DRAINAGE	379.1	0.8	
20.0m MUNICIPAL ROAD ALLOWANCE = 90.5m (HENNESSY STREET EXTENSION)	2215.2	4.8	
SUB TOTAL	45641.7m²	100.0%	5
OTHER LAND OWNED BY APPLICANT	72556.7m ²		

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.
Keith Watson MAY 29, 2020
 KEITH WATSON, ONTARIO LAND SURVEYOR. DATE

WATSON LAND SURVEYORS LTD.
 218 CHURCH STREET, BELLEVILLE, ONTARIO - (613) 962-9521

5	REVISE LOTS 1-4 AND ADD 8.5m STORM DRAINAGE BLOCK 8	FEB 03/22	S.L.
4	CONSERVATION EASEMENT AND BLOCK 6 REVISION	NOV 16/21	S.L.
3	REVISED WETLAND BOUNDARY, SETBACK, LOTS 4 & 5 AND BLOCK 6	JUNE 23/21	S.L.
2	ADD BLOCK 7 - LOT ADDITION	OCT 9/20	R.F.A.
1	DRAFT PLAN SUBMISSION	JUNE 25/20	R.F.A.

NO. 1 REVISION
 DRAWN BY: L.B. CHECKED BY: R.F.A. DATE: JUNE 25, 2020 SCALE: 1:1000

