DRAFT PLAN OF SUBDIVISION

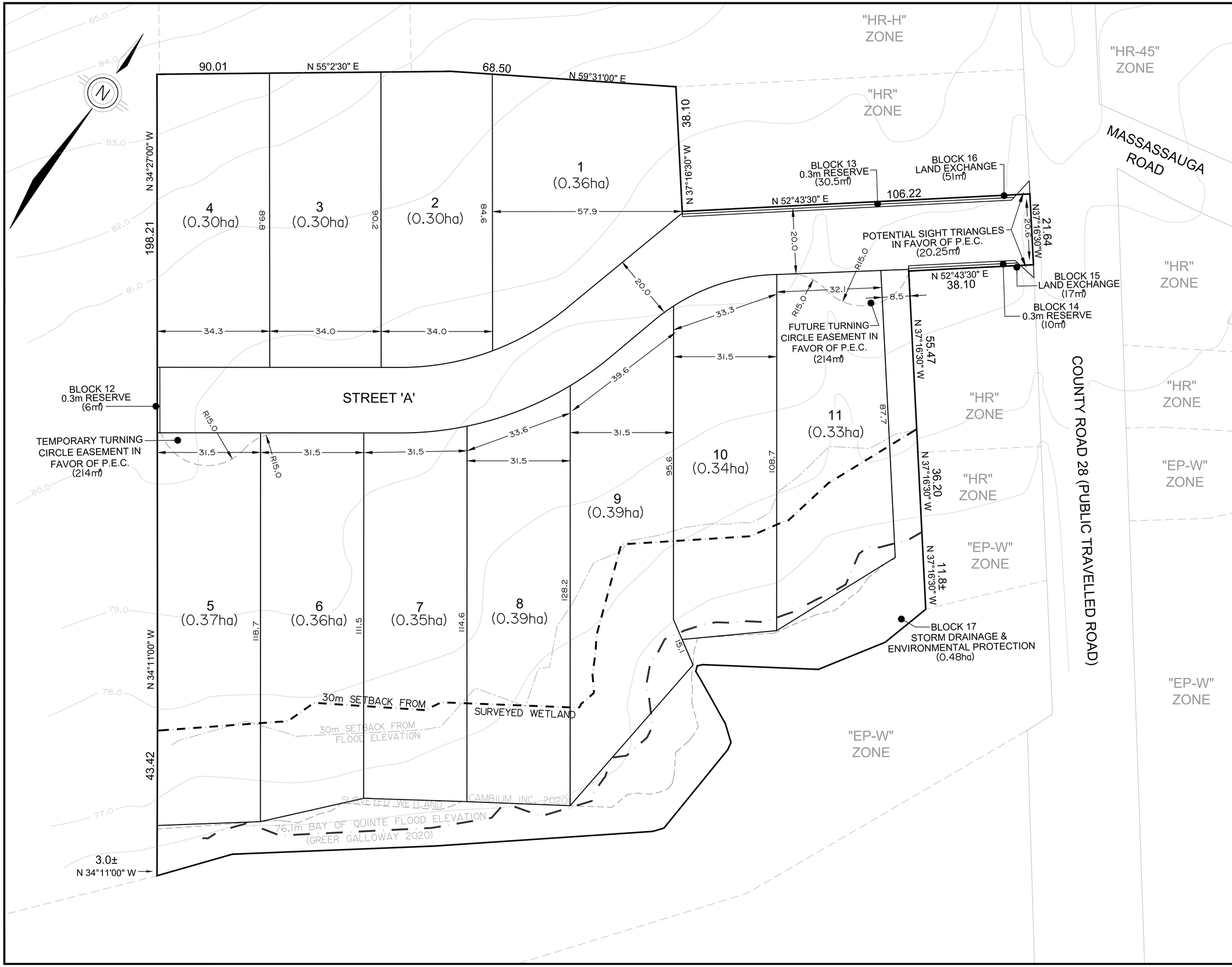
FERNBRIDGE INVESTMENTS LTD. AND
LONG ARROW INVESTMENTS LTD.

PART 2 PLAN 47R-7790
PART OF LOT 61
CONCESSION 1

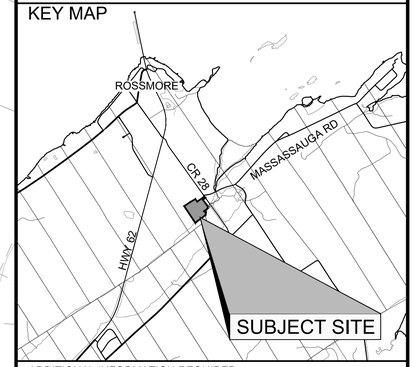
TOWNSHIP OF AMELIASBURGH
NOW IN THE MUNICIPALITY OF THE
COUNTY OF PRINCE EDWARD

SCALE = 1:500

0 5 10 25 50m



KEY MAP



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.
(g) AS SHOWN ON DRAFT.
(h) MUNICIPAL WATER AND PRIVATE SEWAGE DISPOSAL SYSTEMS.
(i) AMELIASBURG LOAM.
(j) AS SHOWN ON DRAFT PLAN.
(k) GARBAGE COLLECTION, FIRE PROTECTION, ROAD MAINTENANCE, SCHOOL BUSES, ETC.
(l) AS SHOWN ON DRAFT PLAN.

LAND USE SCHEDULE

LAND USE	AREA (ha)	AREA (%)
LOTS 1-11 - 30m (3000m²) MIN- FRONTAGE SINGLE DETACHED	3.813	78.3%
BLOCKS 12-14 - 0.3m RESERVE	0.005	0.1%
BLOCKS 15 & 16 - LAND EXCHANGE	0.007	0.1%
BLOCK 17 - STORM DRAINAGE & ENVIRONMENTAL PROTECTION	0.477	9.8%
STREET 'A' - (20m X 280m MUNICIPAL ROAD ALLOWANCE)	0.566	11.7%
TOTAL	4.87ha	100%

LEGEND:

- 30m SETBACK TO WETLAND
- 30m SETBACK FROM FLOOD ELEVATION
- BAY OF QUINTE FLOOD ELEVATION
- TEMPORARY EASEMENT

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048.

CONTOURS NOTE:
TOPOGRAPHY UPDATED BY GREER GALLOWAY. CONTOURS DRAWN AT INTERVALS OF 1m.

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SURVEYOR'S CERTIFICATE

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

Keith A. Watson — Oct. 23, 2020

KEITH WATSON — DATE
ONTARIO LAND SURVEYOR

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

No.	REVISION	DATE	APPR'D
05	Adjusted lots 5-11, storm/environmental protection easement, future turning circle	Aug 2, 2024	S.L.
04	Adjusted LOTS 5-11, ADDED RESERVES AND CONSERVATION EASEMENT	Jan 03, 2024	S.L.
03	Adjusted Bay of Quinte Flood Elevation & 30 Setback	Oct 20 2022	S.L.
02	Adjusted Setback From Flood Elevation to 30m	Oct 05 2021	S.L.
01	Adjusted lot frontages SE of "Street A"	Nov 02 2020	S.L.

DRAWN BY: F.M | CHECKED BY: S.L. | DATE: 10/23/2020 | SCALE: 1:750

SHAWN LEGERE — REGISTERED PROFESSIONAL PLANNER — R.P.P. — 11/09/21

JOB No. 569

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