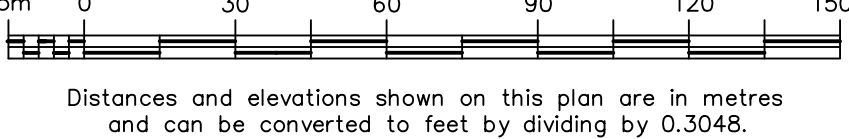


**DRAFT PLAN OF SUBDIVISION
OF PART OF
LOTS 28 & 29, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF CAMBRIDGE
NOW IN THE NATION MUNICIPALITY
COUNTY OF RUSSELL**

PREPARED BY PIERRE-MARC BEAULIEU, O.U.Q. (URBAN PLANNER)

SCALE 1 : 1500



Distances and elevations shown on this plan are in metres and can be converted to feet by dividing by 0.3048.

ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, R.S.O. 1990, C. P.13

- (A) THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CERTIFIED BY ANDRE P. BARRETTE, ONTARIO LAND SURVEYOR, OF THE FIRM ARPENTAGES SCHULTZ BARRETTE SURVEYING, AS SHOWN HEREON.
- (B) THE LOCATIONS, WIDTHS AND NAMES OF THE PROPOSED STREETS WITHIN THE PROPOSED SUBDIVISION AND OF THE EXISTING ADJOINING STREETS ARE ILLUSTRATED HEREON.
- (C) THE KEY PLAN ILLUSTRATES THE ADJACENT LANDS OWNED BY THE APPLICANTS. THIS IS ALSO ILLUSTRATED HEREON. THE KEY PLAN ILLUSTRATES THE EXISTING STREET CONFIGURATION AND SEVERANCES TO THE PROPOSED SUBDIVISION. THE KEY PLAN ALSO ILLUSTRATES THE EXISTING STREET CONFIGURATION IN THE VICINITY OF THE SUBJECT LAND AND THE RELATIONSHIP OF THE SUBJECT LAND WITH THE ADJACENT TOWNSHIP LOT FABRIC OF THE GEOGRAPHIC TOWNSHIP OF CAMBRIDGE.
- (D) THE PURPOSE OF THIS PROPOSED DEVELOPMENT IS TO CREATE 172 SINGLE FAMILY DWELLING LOTS, 33 SEMI-DETACHED DWELLING LOTS (66 UNITS), 15 STREET TOWNHOUSE LOTS (60 UNITS), A MUNICIPAL PARK AND NATURE RESERVE, AND TWO FUTURE GENERAL COMMERCIAL BLOCKS, AS ILLUSTRATED HEREON. BLOCKS FOR REMAINDERS OF LAND AND 0.3-METRE RESERVES ARE SHOWN. BLOCKS 20 AND 21 ILLUSTRATE WALKWAYS AND BLOCK 23 ILLUSTRATES A ROAD WIDENING ALL TO BE CONVEYED TO THE CORPORATION OF THE NATION MUNICIPALITY.
- (E) THE EXISTING USES OF ALL ADJOINING LANDS ARE SHOWN HEREON.
- (F) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE SHOWN HEREON.
- (F1) PROPOSED AFFORDABLE HOUSING UNITS MAY BE FOUND IN THE 15 STREET TOWNHOUSE BLOCKS (60 DWELLING UNITS).
- (G) NATURAL AND ARTIFICIAL FEATURES ARE ILLUSTRATED HEREON.
- (H) DOMESTIC WATER SUPPLY WILL BE PROVIDED BY THE MUNICIPALITY.
- (I) THE SITE IS UNDERLAIN BY 100mm TO 200mm OF TOPSOIL FOLLOWED BY SAND.
- (J) SPOT ELEVATIONS AND CONTOURS ARE SHOWN TO ILLUSTRATE THE EXISTING DRAINAGE.
- (K) PUBLIC PIPED SEWERS WILL BE USED TO DISPOSE OF THE SANITARY FLOW FROM EACH DWELLING. SWALES AND PUBLIC STORM SEWERS WILL BE USED TO DISPOSE OF STORM WATER. TELEPHONE, CABLE VISION, AND ELECTRICITY WILL BE CONNECTED TO EXISTING SERVICES ON THE ADJOINING STREETS.
- (L) THERE ARE NO RESTRICTIONS, RESTRICTIVE COVENANTS OR EASEMENTS AFFECTING THE LANDS PROPOSED TO BE SUBDIVIDED.

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT:
(1) DAVID BELANGER-LAUZON, MARIO THERRIEN AND DAVID LAUZON ARE THE REGISTERED OWNERS OF THE SUBJECT LAND DESIGNATED WITH PROPERTY IDENTIFIER NUMBER 69033-0413 (L1) IN THE LAND REGISTRY OFFICE FOR THE COUNTY OF RUSSELL.
(2) THIS PLAN WAS PREPARED IN ACCORDANCE WITH OUR INSTRUCTIONS.

JULY 6, 2021
"DAVID BELANGER-LAUZON" "MARIO THERRIEN" "DAVID LAUZON"
DAVID BELANGER-LAUZON MARIO THERRIEN DAVID LAUZON

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS IS CORRECTLY SHOWN.

JULY 3, 2021 "ANDRE P. BARRETTE"
ANDRE P. BARRETTE
ONTARIO LAND SURVEYOR
Job No. 16643(4) Ref. No. Con. 2-3, Cambridge

LALIEVRE LAND DEVELOPMENT
DRAWING PREPARED BY PIERRE-MARC BEAULIEU, O.U.Q. (URBAN PLANNER)
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