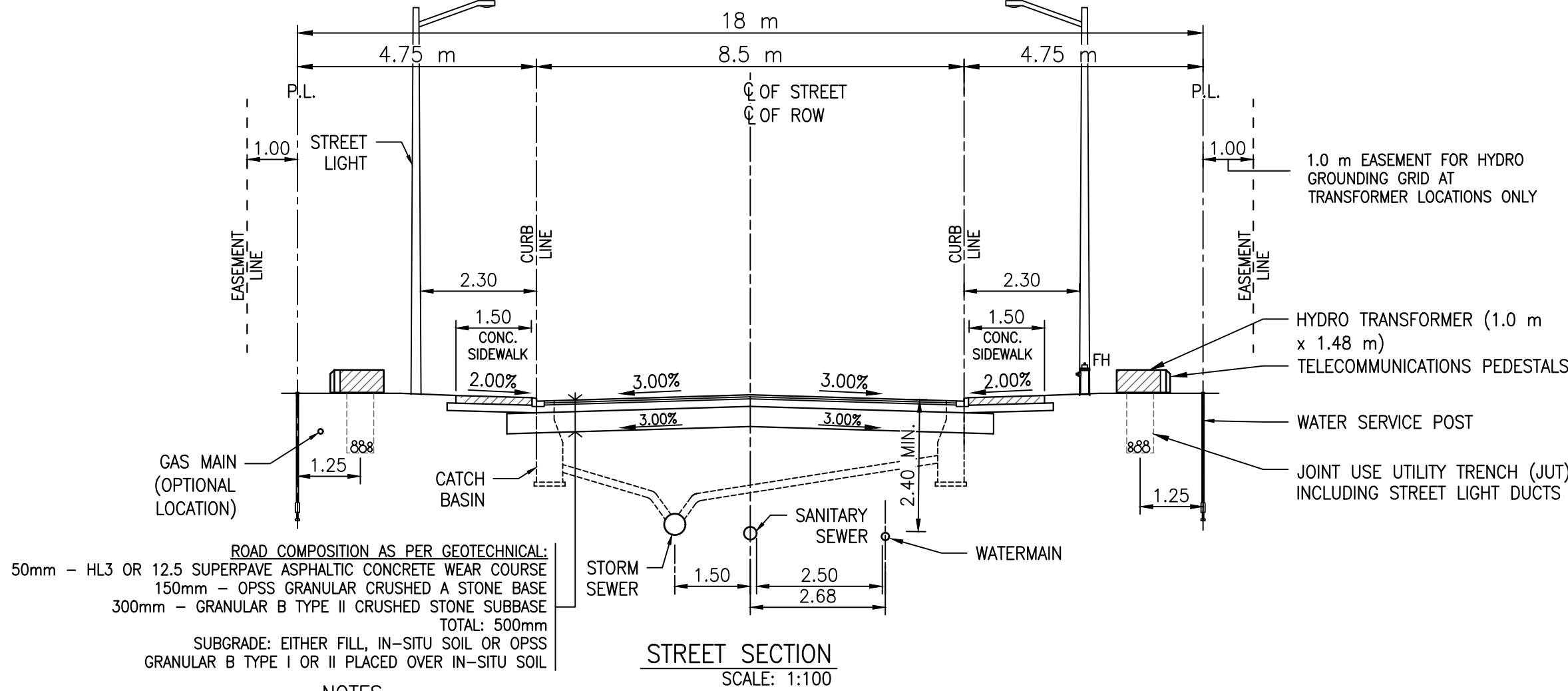


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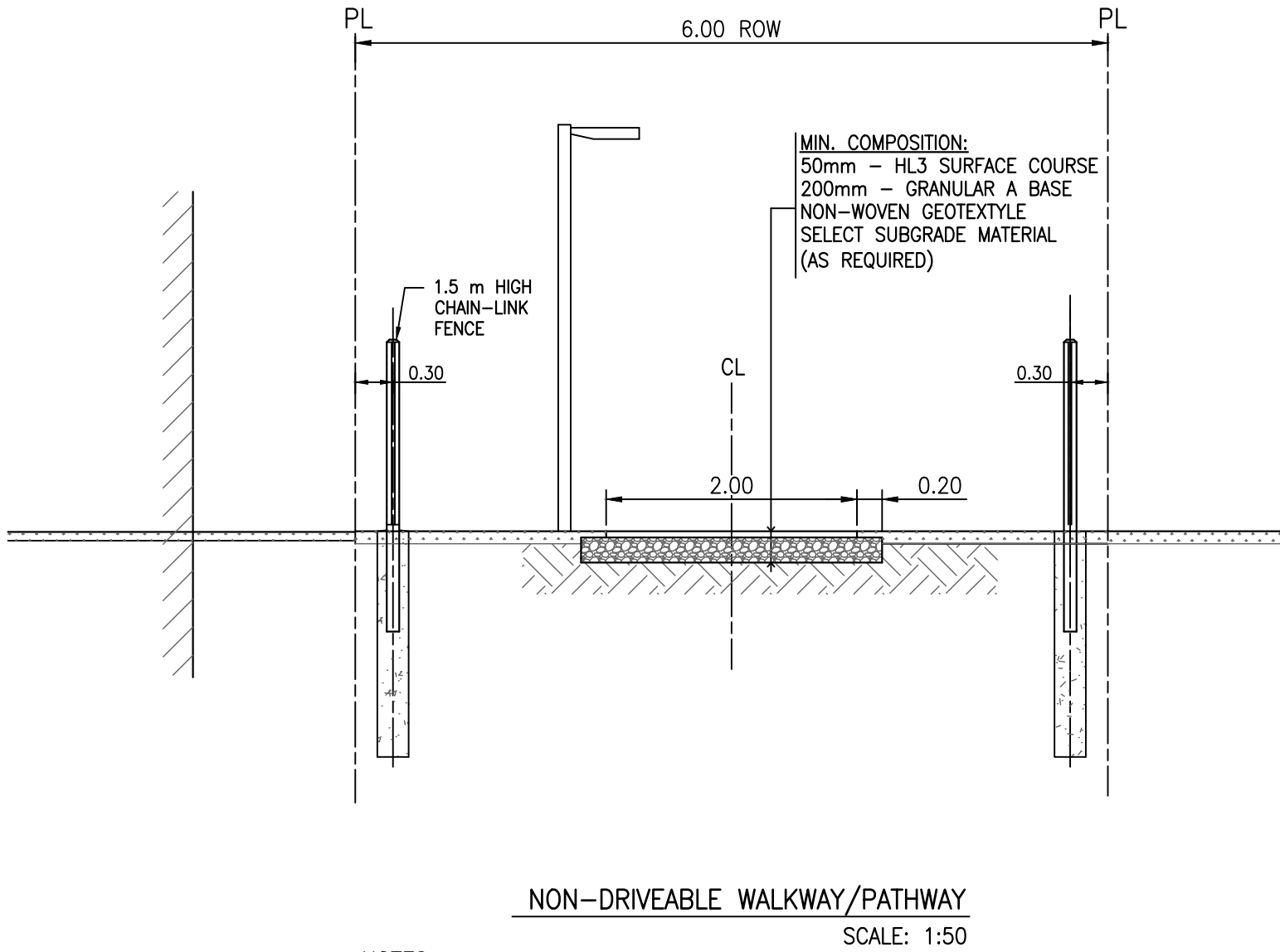
TABLE OF BLOCKS		
BLOCK No.	AREA (m²)	DESCRIPTION
1	241.56	ADELAIDE ST WIDENING
2	236.60	AUGUSTA ST WIDENING
3	910.10	2 SEMI-DETACHED
4	682.05	2 SEMI-DETACHED
5	671.15	2 SEMI-DETACHED
6	659.87	2 SEMI-DETACHED
7	793.85	2 SEMI-DETACHED
8	1431.04	2 SEMI-DETACHED
9	647.64	2 SEMI-DETACHED
10	646.76	2 SEMI-DETACHED
11	645.94	2 SEMI-DETACHED
12	360.03	SINGLE-DETACHED
13	638.06	2 SEMI-DETACHED
14	638.11	2 SEMI-DETACHED
15	638.16	2 SEMI-DETACHED

BLOCK No.	AREA (m²)	DESCRIPTION
16	638.21	2 SEMI-DETACHED
17	835.30	2 SEMI-DETACHED
18	587.74	2 SEMI-DETACHED
19	540.11	2 SEMI-DETACHED
20	540.11	2 SEMI-DETACHED
21	587.74	2 SEMI-DETACHED
22	1071.33	4 TOWNHOUSES WIDTH 7.5M
23	1299.93	5 TOWNHOUSES 7.5M WIDTH
24	1777.39	6 TOWNHOUSES 6.77M WIDTH
25	1777.39	6 TOWNHOUSES 6.77M WIDTH
26	173.93	6M PATHWAY / UTILITY
27	1415.90	STORMWATER FACILITY
28	1549.76	RIPARIAN AREA
29	5789.19	R-O-W-

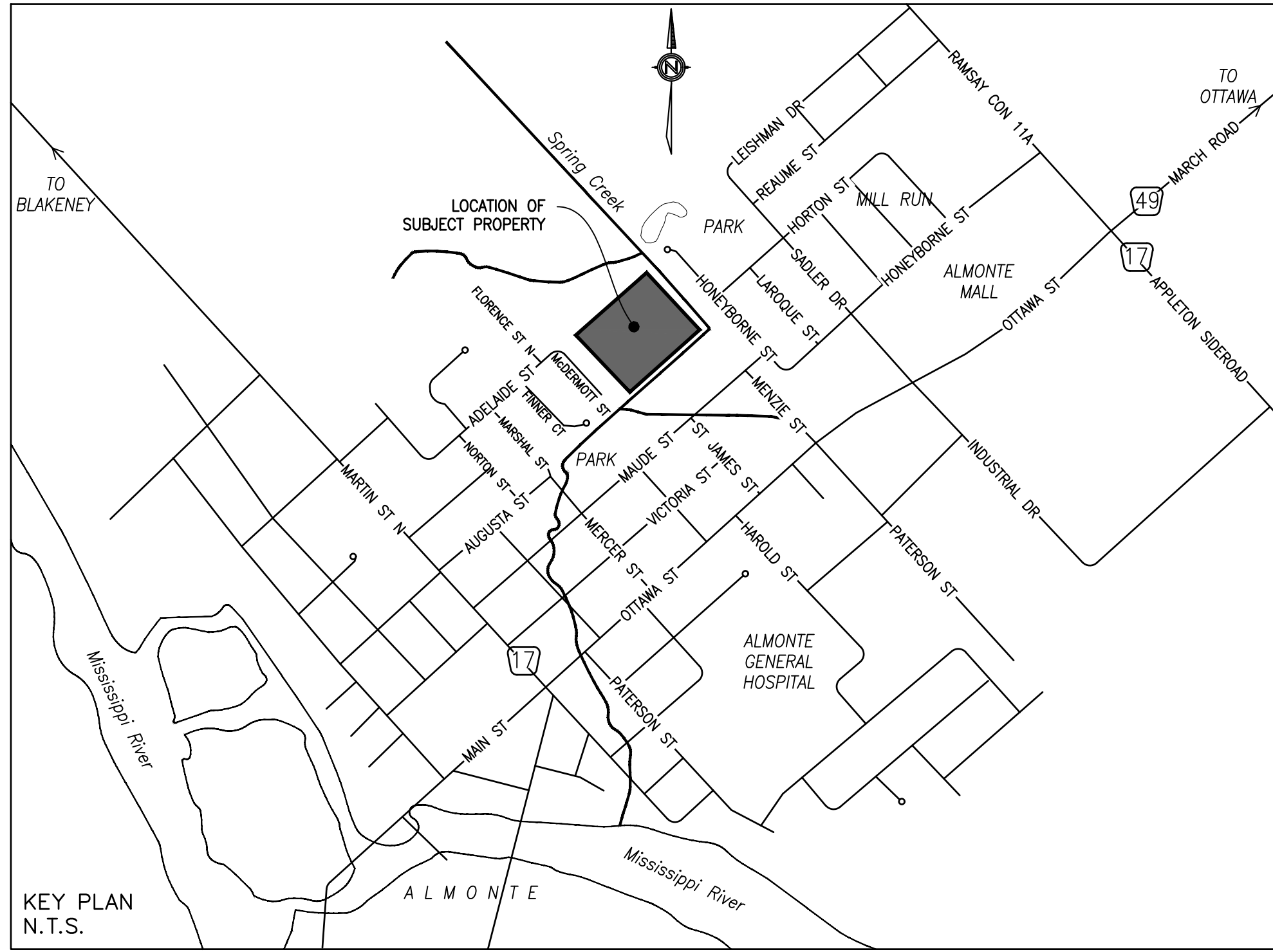
ZONING TYPE	UNITS	AREA (ha)	RATIO LD & MD	DENSITY PER NET ha	REQUIRED DENSITY	TOTAL UNITS	DENSITY PER NET ha	DENSITY PER GROSS ha
MEDIUM DENSITY	21	0.5926	31.2%	35.4	30-40	58	30.5	20.40
LOW DENSITY (SEMI-	36	1.2732	66.9%	28.3	15-30			
LOW DENSITY (SINGLE-	1	0.0360	1.9%	27.8	15-30			
TOTAL NET AREA (ha):		1.9018	100.0%					
TOTAL GROSS AREA (ha):		2.8425	Including R-O-Ws, Riparian and STM Facility					
MEDIUM DENSITY (TOWNHOUSES)		21	36%					
LOW DENSITY (SEMI-SING)		37	64%					



- NOTES
- DISTANCES ARE IN METRE
 - ROAD COMPOSITION SHALL BE CONFIRMED BY THE GEOTECHNICAL ENGINEER.
 - JOINT UTILITY: HYDRO, BELL, CABLE
 - CONCRETE CURB MAY BE BARRIER OR MOUNTABLE TYPE. CATCH BASIN TYPE WILL SUIT CURB DESIGN.
 - AT CATCH BASIN AND HYDRANT LOCATIONS, THE GAS MAIN SHALL HAVE A MINIMUM 0.5 m CLEARANCE FROM STRUCTURES.
 - HYDRO TRANSFORMER AND SIDEWALKS ARE TO BE LOCATED ON OPPOSITE SITE OF THE ROW WHENEVER POSSIBLE.
 - PRIMARY HYDRO DUCTS & COMMUNICATION DUCTS (ENCASED) TYPICALLY REQUIRED ON ONE SIDE OF ROW ONLY. PROVIDE 1.0 m COVER ON ALL CONCRETE ENCASED DUCTS.
 - STREET LIGHTS AND SIDEWALKS ARE TO BE LOCATED ON OPPOSITE SIDES OF THE ROW.



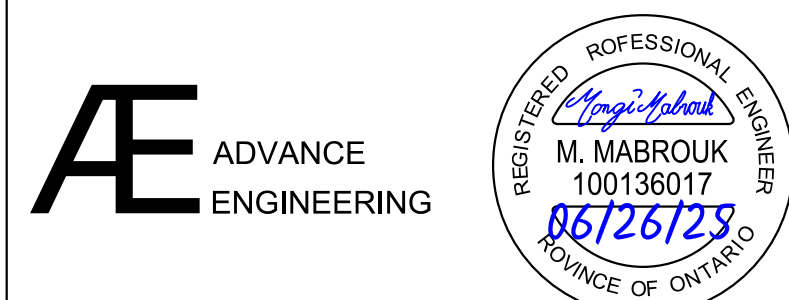
- NOTES
- DISTANCES ARE IN METRE
 - ROAD COMPOSITION SHALL BE CONFIRMED BY THE GEOTECHNICAL ENGINEER



3	REMOVE ST B - ADD 3 TOWNHOUSES	06/16/25
2	LAYOUT UPDATE	05/21/24
1	RIPARIAN AREA ADDED AS A BLOCK	03/04/24
0	INITIAL ISSUE	10/02/23
No.	REVISION / ISSUE	DATE MM/DD/YY

PREPARED BY:

Phone: 613-986-9170
Email: eng.services.ca@gmail.com



PROJECT NAME AND ADDRESS:

MENZIE ENCLAVE SUBDIVISION

ADELAIDE ST, ALMONTE, MISSISSIPPI MILLS, ON

APPLICANT:

ASH SHARMA (514-817-8265)

13165647 CANADA INC.

27 QUEEN ST E #407

TORONTO ON

TITLE:

DRAFT PLAN OF SUBDIVISION 2

SCALE:	DRAWING No.:
1:400	DP-2
DRAFTED BY:	
PROJECT No.:	SHEET No.:
123	2 OF 02
DATE:	
06/26/25	

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.