



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

- A. AS SHOWN ON DRAFT PLAN
B. AS SHOWN ON DRAFT PLAN
C. AS SHOWN ON DRAFT PLAN
D. AS DESCRIBED ON THE TITLE BLOCK
E. AS SHOWN ON DRAFT PLAN
F. AS SHOWN ON DRAFT PLAN
G. AS SHOWN ON DRAFT PLAN
H. DEVELOPMENT WILL BE SUPPLIED WITH FULL MUNICIPAL PIPED WATER SERVICE
I. REFER TO SOILS REPORT
J. AS SHOWN ON DRAFT PLAN
K. DEVELOPMENT WILL BE SUPPLIED WITH FULL SANITARY AND STORM WATER SEWER SERVICES
L. AS SHOWN ON DRAFT PLAN

SCHEDULE OF AREAS

LOT/BLOCK	AREA (m ²)	TYPE
1	464.3	SINGLE DETACHED
2	565.1	SINGLE DETACHED
3	875.7	SINGLE DETACHED
4	699.2	SINGLE DETACHED
BLOCK 5	854.0	4 UNIT TOWNHOUSE
BLOCK 6	855.3	4 UNIT TOWNHOUSE
BLOCK 7	1235.6	6 UNIT TOWNHOUSE
BLOCK 8	858.9	4 UNIT TOWNHOUSE
BLOCK 9	859.0	4 UNIT TOWNHOUSE
BLOCK 10	858.1	4 UNIT TOWNHOUSE
BLOCK 11	928.6	4 UNIT TOWNHOUSE
BLOCK 12	1305.7	6 UNIT TOWNHOUSE
BLOCK 13	1305.0	6 UNIT TOWNHOUSE
BLOCK 14	1485.1	7 UNIT TOWNHOUSE
BLOCK 15	1488.4	7 UNIT TOWNHOUSE
BLOCK 16	1305.7	6 UNIT TOWNHOUSE
BLOCK 17	1305.0	6 UNIT TOWNHOUSE
BLOCK 18	1491.8	7 UNIT TOWNHOUSE
BLOCK 19	1491.7	7 UNIT TOWNHOUSE
BLOCK 20	1801.1	12 UNIT BACK TO BACK
BLOCK 21	1744.9	12 UNIT BACK TO BACK
BLOCK 22	2233.5	STORMWATER MANAGEMENT
BLOCK 23	49.9	FUTURE STREET
BLOCK 24	68.0	FUTURE STREET
BLOCK 25	68.0	FUTURE STREET
BLOCK 26	292.7	FUTURE STREET
BLOCK 27	107.4	FUTURE STREET
BLOCK 28	12.0	RESERVE
BLOCK 29	10.8	RESERVE
BLOCK 30	7.6	RESERVE
BLOCK 31	7.6	RESERVE
BLOCK 32	7.6	RESERVE
BLOCK 33	7.6	RESERVE
BLOCK 34	5571.1	GREENSPACE
TOTAL LOT/BLOCK AREA (m ²)	32,222	
STREET	AREA (m ²)	LENGTH (m)
STREET A	5754	311
STREET B	1746	92
STREET C	1740	92
TOTAL SUBDIVISION AREA (m ²)	41,462	

DRAFT PLAN OF SUBDIVISION
OF
ALL OF PARK LOTS 1, 2 & 3
BLOCK E, HENDERSON SECTION
PLAN 6262
GEOGRAPHIC TOWNSHIP OF RAMSAY
MUNICIPALITY OF MISSISSIPPI MILLS
COUNTY OF LANARK

TO BE SUBDIVIDED INTO:

LOTS 1-4 for single detached residential dwellings (4 units total)
BLOCKS 5-6 & 8-11 for 4 unit townhouse residential dwellings (16 units total)
BLOCKS 7, 12-13 & 16-17 for 6 unit townhouse residential dwellings (30 units total)
BLOCKS 14-15 & 18-19 for 7 unit townhouse residential dwellings (28 units total)
BLOCKS 20-21 for 12 unit back to back residential dwellings (24 units total)
BLOCK 22 for stormwater management purposes
BLOCKS 23-27 for future municipal road widenings
BLOCKS 28-33 for future reserves
BLOCK 34 for greenspace
STREETS A, B & C - 18 metres wide

APPLICANT AND PROPERTY OWNER

THOMAS CAVANAGH CONSTRUCTION LIMITED
1384341 ONTARIO LTD., c/o THOMAS CAVANAGH CONSTRUCTION LIMITED
8084 CAVANAUGH ROAD
ASHTON, ON, K0A 1B0

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE THE PREPARATION AND SUBMISSION OF THIS PLAN TO THE COUNCIL OF THE COUNTY OF LANARK.

DATED ON _____, 2024.

1384341 ONTARIO LTD.
I HAVE THE AUTHORITY TO BIND THIS CORPORATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

MAY 7, 2025

DATE _____
JOHN GAUTHIER
ONTARIO LAND SURVEYOR

LEGEND AND NOTES

- AN * ANCHOR
HP * HYDRO POLE
BHP * BELL & HYDRO POLE
BHPLS * BELL & HYDRO POLE & LIGHT STANDARD
-OHW- * OVERHEAD WIRES
PWF * POST AND WIRE FENCE

DISTANCES:

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE USED TO COMPUTE GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999891.

BEARINGS:

BEARINGS ARE MTM GRID BEARINGS, DERIVED BY REAL TIME NETWORK GNSS OBSERVATIONS ON OBSERVED REFERENCE POINTS 'A' AND 'B' SHOWN HEREON, AND ARE REFERRED TO THE NAD83 CSRS (2010) MTM ZONE 9 COORDINATE SYSTEM.

ELEVATIONS:

ELEVATIONS AND EXISTING TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN WERE PROVIDED BY DRAFT PLAN OF SUBDIVISION, CALLON DIETZ JOB NO. 21-1092.

SCALE 1 : 500

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

REVISIONS

No.	DESCRIPTION	DATE	BY
1	DRAFT PLAN UPDATED PER CAVANAGH	2024/04/08	MP
2	BLOCK 34 ADDED	2024/04/16	MP
3	DRAFT PLAN UPDATED TO REFLECT CONCEPT PLAN V 16	2025/05/07	MP

JOB No. 24-2594 DRAWING # 24-2594 Draft Plan_v4

PREPARED FOR: 1384341 ONTARIO LTD.



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EXAMINED: JG

CAD: MP