

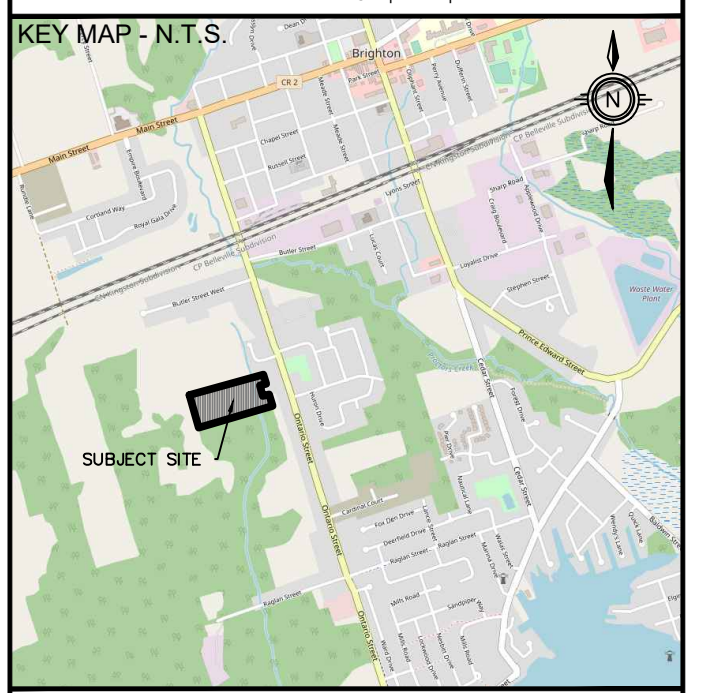
LAND USE SCHEDULE			
BLOCKS/LOTS	DESCRIPTION	AREA (ha)	# UNITS
LOT 1-8, 15, 19-29, 35 & 47	SINGLE DETACHED DWELLINGS	1.46 ha	21
LOT 9-10, 12-13, 30-45, 48-55	SEMI DETACHED DWELLINGS	1.14 ha	28
BLOCK 11, 16 & 18	MULTI-RESIDENTIAL	0.80 ha	24
BLOCK 21	PEDESTRIAN ACCESS	0.02 ha	
BLOCK 14 & 17	ENVIRONMENTAL PROTECTION AREA	0.67 ha	
STREET 'A', 'B' & 'C'	PROPOSED ROADS	1.20 ha	
BLOCK 56 & 57	0.3M RESERVE	0.60 ha	
TOTAL		5.29 ha	73

DRAFT PLAN OF SUBDIVISION

WESTGATE SUBDIVISION

PLAN OF SURVEY OF PART OF PARK LOT 28 & PART OF PARK LOT 29, WEST SIDE OF ONTARIO STREET, REGISTER PLAN 28, AND PART OF LOT 4, CONCESSION 1, GEOGRAPHIC TOWNSHIP OF BRIGHTON, MUNICIPALITY OF BRIGHTON, COUNTY OF NORTHUMBERLAND

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IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies



INFORMATION REQUIRED
UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990, c.P.13 AS AMENDED
(a) - AS SHOWN
(b) - AS SHOWN
(c) - AS SHOWN
(d) - AS LISTED BELOW
(e) - AS SHOWN
(f) - AS SHOWN
(g) - AS SHOWN
(h) - MUNICIPAL WATER
(i) - SANDY LOAM
(j) - AS SHOWN
(k) - MUNICIPAL SANITARY AND STORM SEWERS
(l) - NONE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
SIGNED _____
CRYSTAL CRANCH, O.L.S.
IBW SURVEYORS
DATE _____

OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE FILING OF THIS PLAN BY IBI GROUP, IN DRAFT FORM.
SIGNED _____
A. WALAS LTD.
OWNER
DATE _____

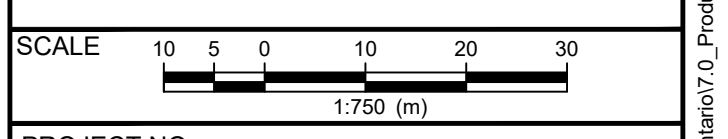
#	DATE	BY	DESCRIPTION

DRAWING ISSUE RECORD			
#	DATE	BY	DESCRIPTION

APPROVALS

IBI GROUP
Unit 110 - 650 Dalton Avenue
Kingston ON K7M 6N7 Canada
tel 613 531 4440 fax 613 531 7789
ibigroup.com

BENCHMARK
COORDINATE VALUES AND DIGITAL FILE ARE IN GRID SYSTEM, UTM ZONE 18 (81° WEST LONGITUDE), NAD83 (820010), COMBINED SCALE FACTOR = 1.000191
ELEVATIONS ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD28) BY DIRECT MEASUREMENT TO A REAL TIME NETWORK



PROJECT NO:
136025

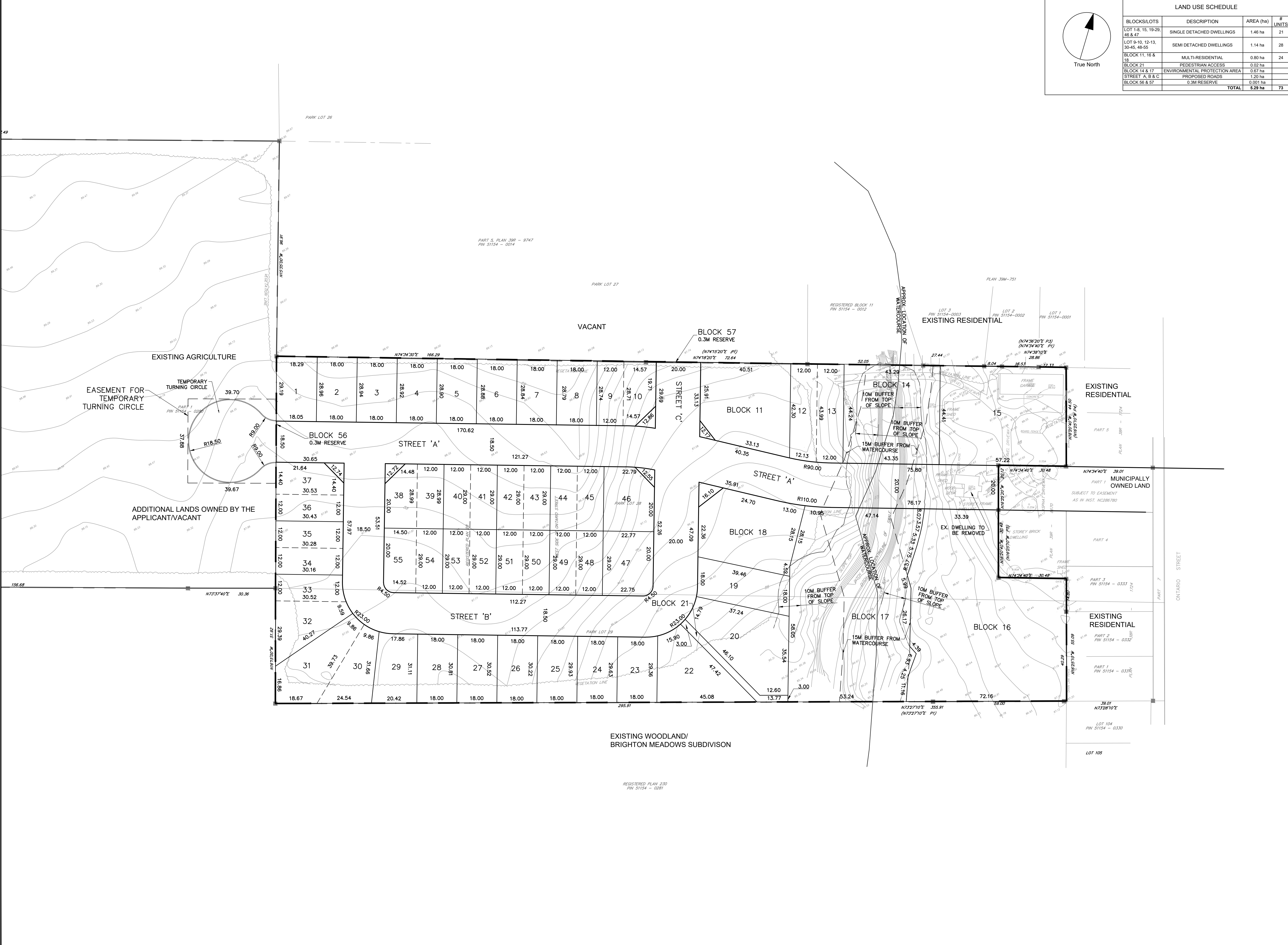
DRAWN BY: SC
PROJECT MGR: AB

CHECKED BY: JM
APPROVED BY: AB

DRAFT PLAN OF SUBDIVISION

SHEET NUMBER
DPS 1.0

ISSUE
1



File Location: T:\136025_148_Ontario\07_0_Product\07_0_Design\17_Planning\Sheet\136025dp.dwg Last Saved: October 6, 2022 4:11:50 PM by Stephanie Chalmers
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