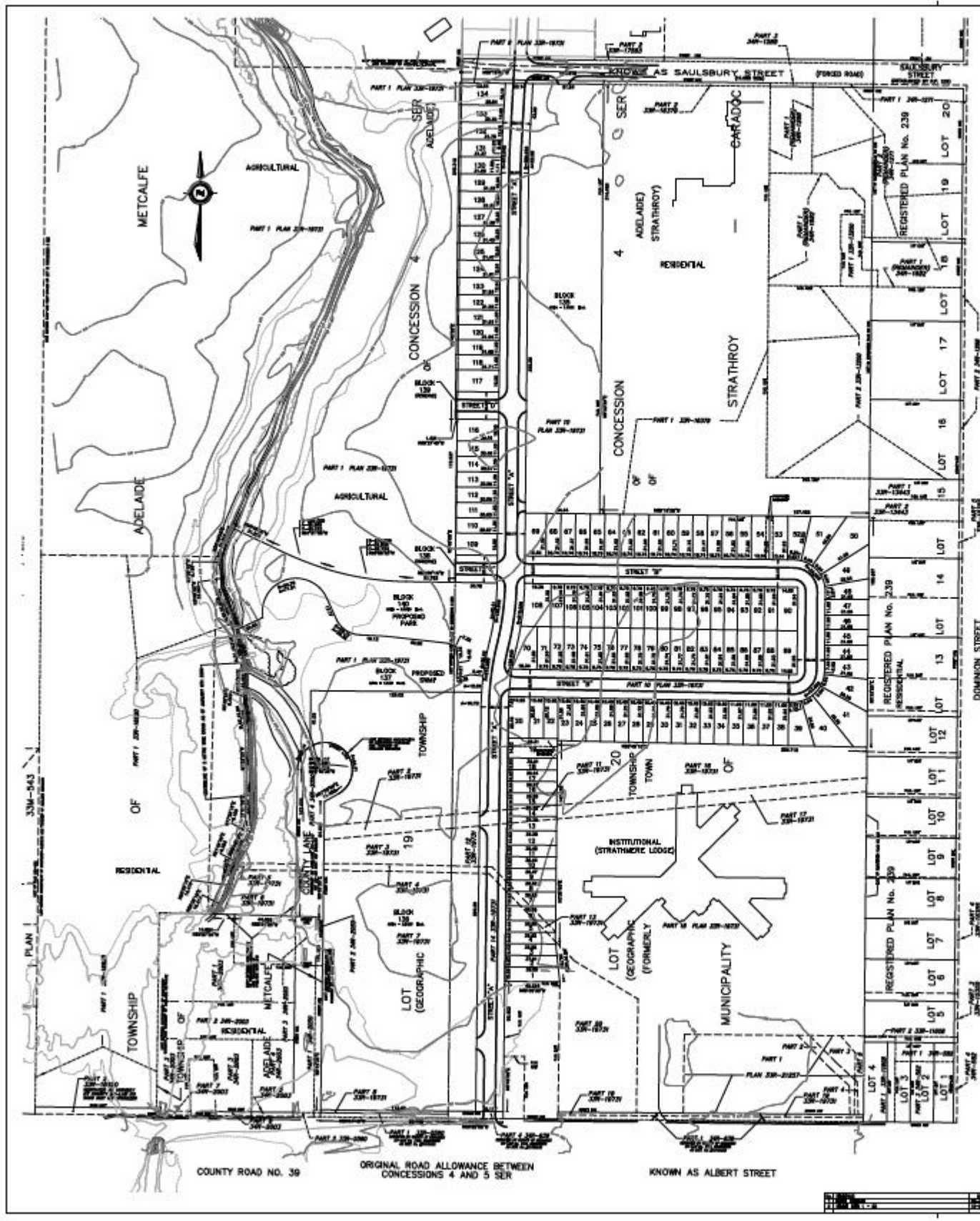
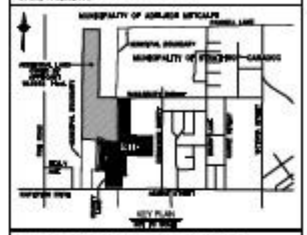


Subject to the conditions, if any, set forth in our letter dated _____ day of _____, 202__, this draft plan is approved under Section 51 of the *Planning Act* this _____ day of _____, 202__.

_____
Barb Vanderwerff
Director of Planning and Economic Development
County of Middlesex



DRAFT PLAN OF SUBDIVISION

OF PART OF
LOT 19, CONCESSION 4 SOUTH OF THE EGREMONT ROAD
(GEOGRAPHIC TOWNSHIP OF ADELAIDE)
NOW IN
MUNICIPALITY OF STRATHROY–CARADOC
AND PART OF
LOT 20, CONCESSION 4 SOUTH OF THE EGREMONT ROAD
(GEOGRAPHIC TOWNSHIP OF ADELAIDE)
(FORMERLY TOWN OF STRATHROY)
NOW IN THE
MUNICIPALITY OF STRATHROY–CARADOC
COUNTY OF MIDDLESEX

SCALE 1:1000
0 10 20 30 40 50 60 70 80 90 100 METRES

SURVEYOR'S CERTIFICATE:

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

December 6, 2023
DATE

ROBERT BELL
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE:

I HEREBY AUTHORIZE THE PREPARATION OF THIS PLAN & SUBMIT THEM TO THE APPROVAL AUTHORITY.

SLD GROUP INC.

DATE

ROBERTO DE ANGELIS
AUTHORIZED SIGNING OFFICER

I HAVE THE AUTHORITY TO BIND THE CORPORATION

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

(a) AS SHOWN ON PLAN	(d) AS SHOWN ON PLAN
(b) AS SHOWN ON PLAN	(e) PIPED WATER
(c) AS SHOWN ON PLAN	(f) SAND, GRAVEL, PEAT AND CLAY SOILS
(g) AS SHOWN ON LAND USE SCHEDULE	(i) AS SHOWN ON PLAN
(h) AS SHOWN ON PLAN	(k) FULL MUNICIPAL
(j) AS SHOWN ON PLAN	(l) NONE

LAND USE SCHEDULE

STREET TOWNHOUSE DWELLINGS LOTS 1 - 19 (BOTH INCLUSIVE)	0.8940 ha.
SEMI-DETACHED DWELLINGS LOTS 69 TO 107 (BOTH INCLUSIVE) and LOTS 108 TO 122 (BOTH INCLUSIVE)	2.7277 ha.
SINGLE DETACHED DWELLINGS LOT 108 and LOTS 123 TO 134 (BOTH INCLUSIVE)	0.9663 ha.
TOWNHOUSE RESIDENTIAL CONDOMINIUM BLOCK 135 AND 136	0.7887 ha.
PARK, OPEN SPACE, STORM WATER MANAGEMENT FACILITY, BLOCK 137 & BLOCK 140	3.3737 ha.
ROADS AND RESERVES STREETS A, B, C AND D, BLOCKS 138 AND 139	0.8539 ha.
TOTAL AREA	10.1043 ha.

UTM GRID NOTES:

BEARINGS, DISTANCES, AND LATITUDES AND DEPARTURES ARE DERIVED FROM A NETWORK CONTROL ADJUSTMENT PERFORMED AND COORDINATES ARE AND ARE REFERRED TO CENTRAL MERIDIAN OF UTM LONGITUDE, ZONE 17 (81° W LONGITUDE).

DISTANCES SHOWN ON THIS PLAN ARE GROUND RECORD LEVEL DISTANCES AND CAN BE USED TO CONVERT RECORD COORDINATES BY MULTIPLYING THE COORDINATES BY A COMBINED SCALE FACTOR OF 0.9996.

SPECIFIED CONTROL POINTS (EPSG) (UTM, ZONE 17, NAD83 (CSRS)) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
7060000000	4760000.000	446000.000
7060000001	4760000.000	446000.000
2	4760000.000	446000.000
3	4760000.000	446000.000
4	4760000.000	446000.000

CO-ORDINATES cannot be reconciled and are used to re-establish corners or boundaries shown on a plan.

METRIC:

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

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.28083.

AGM
ARCHIBALD, GRAY & MCKAY LTD.
LONDON ONTARIO
PLAN • SURVEY • ENGINEER