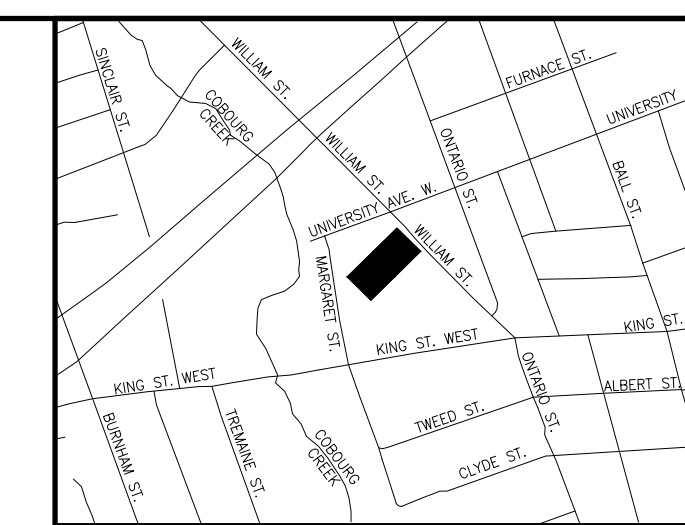


Section 51(17) COMPLIANCE STATEMENT

- (a) - BOUNDARIES AS PER ACCOMPANYING PLAN BY IBW SURVEYORS
- (b) - ADDITIONAL PUBLIC ROADS AND PRIVATE ROADS AS PER THIS PLAN
- (c) - KEY PLAN AS PER THIS PLAN
- (d) - LANDS TO BE RESIDENTIAL USE AS SEMI-DETACHED AND FREE HOLD TOWNHOMES
- (e) - LANDS TO THE NORTH, SOUTH AND WEST ARE SINGLE FAMILY RESIDENTIAL
- (f) - LANDS TO THE EAST ACROSS WILLIAM STREET ARE COMMERCIAL/INSTITUTIONAL
- (g) - DIMENSIONS OF PROPOSED LOTS ARE AS PER ACCOMPANYING PLAN BY IBW SURVEYORS
- (h) - ALL BUILDINGS HAVE BEEN REMOVED AND EXISTING TREES ARE AS PER ACCOMPANYING ARBORIST REPORT
- (i) - DOMESTIC WATER SUPPLY IS ADEQUATE AND PROVIDED BY THE TOWN OF COBURG
- (j) - THE SOIL IS DENSE SILTY CLAY WITH A PERCOLATION RATE > 80 MIN/CM
- (k) - THE EXISTING GRADES ARE AS PER ACCOMPANYING PLAN BY CANDEVCON
- (l) - ALL SERVICES ARE AS PER ACCOMPANYING PLAN BY CANDEVCON
- (m) - THERE ARE NO RESTRICTIVE OR EASMENTS IMPOSED UPON THE SUBJECT LANDS HOWEVER
- (n) - THERE IS A SERVICING EASEMENT ON ADJACENT LAND IN FAVOUR OF SUBJECT LAND AS SHOWN ON PLAN

LOT	PROP. ZONE	MIN. LOT AREA SQ.M.	LOT AREA SQ.M.	UNIT TYPE	UNIT AREA SQ.M.	HEIGHT STOREYS	COVERAGE %
1	R3-21	215	524	SEMI-DETACHED	147.5	1.5	28.15
2	R3-21	215	401	SEMI-DETACHED	147.5	1.5	36.78
3	R3-21	215	491	SEMI-DETACHED	147.5	1.5	30.04
4	R3-21	215	423	SEMI-DETACHED	147.5	1.5	34.87
5	R4-10	215	374	TOWNHOUSE	120.37	1.5	32.18
6	R4-10	215	273	TOWNHOUSE	116.34	1.5	42.62
7	R4-10	215	279	TOWNHOUSE	116.34	1.5	41.70
8	R4-10	215	397	TOWNHOUSE	120.37	1.5	30.32
9	R4-10	215	409	TOWNHOUSE	120.37	1.5	29.43
10	R4-10	215	298	TOWNHOUSE	116.34	1.5	39.04
11	R4-10	215	293	TOWNHOUSE	116.34	1.5	39.71
12	R4-10	215	287	TOWNHOUSE	116.34	1.5	40.54
13	R4-10	215	282	TOWNHOUSE	116.34	1.5	41.26
14	R4-10	215	487	TOWNHOUSE	120.37	1.5	24.72

PLAN OF SURVEY OF
 LOTS 6, 7 & PART OF LOT 8
 BLOCK B
 AND
 PART OF LOTS 18, 19, 20 & 21
 BLOCK C
 CADDY PLAN
 GEOGRAPHIC TOWNSHIP OF HAMILTON
 (FORMERLY LOT 19, CONCESSION A)
 TOWN OF COBURG
 COUNTY OF NORTHUMBERLAND



KEY PLAN

BEARING NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83(CSR95)(2010).



DATE	NO.	ISSUE	INIT.
JAN.31.19	1	C. of A.	RWB
Nov.22.19	2	Town Review 1st Submission	RWB

TOTAL DEVELOPMENT AREA = 6,737 SQ.M.
 COMMON ELEMENT AREA = 1,519 SQ.M.
 SEMI-DETACHED AREA = 1,839 SQ.M.
 TOWNHOUSE AREA = 3,379 SQ.M.



DATE	NO.	REVISION	BY
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DIMENSIONS MUST NOT BE SCALED
 ALL MEASUREMENTS MUST BE CHECKED AND VERIFIED AND ALL ERRORS OR OMISSIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO PROCEEDING WITH THE WORK
 ALL PRINTS OF PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONSULTANTS AND MUST BE RETURNED AT COMPLETION OF THE WORK
 THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL IT IS SIGNED BY THE CONSULTANT OF RECORD

DATE March 6, 2020

R. W. BRUYNSON INC.
 ARCHITECT-CONSULTING ENGINEER
 #6 HILLSIDE DR.
 HAMPTON, ONTARIO L0B-1J0
 TEL: 905-263-4466
 E-mail: bruyson@on.aibn.com

PROJECT
LAND DEVELOPMENT
 377 William Street Pt. Hope, Ontario

DRAWING
SITE PLAN

DATE	NOV. '18	PROJECT NO.	18063
SCALE	1 : 300	DWG. NO.	SP-1
DESIGNED BY	RWB	CHECKED BY	RWB