



PROPOSED DRAFT PLAN OF SUBDIVISION OF
**PART OF LOT 23,
 CONCESSION A
 TOWN OF COBURG**
 COUNTY OF NORTHUMBERLAND

SCALE 1 : 500 METRES

IVAN B. WALLACE O.L.S. LTD.

- LEGEND**
- denotes Survey Monument Found
 - denotes Survey Monument Set
 - SSIB denotes Short Standard Iron Bar
 - SIB denotes Standard Iron Bar
 - IB denotes Iron Bar
 - FB denotes Plastic Bar
 - CC denotes Cut Cross
 - IP denotes Iron Pipe
 - CSM denotes Cast Stone Monument
 - CM denotes Concrete Monument
 - CP denotes Concrete Pin
 - denotes Round
 - W denotes Witness
 - M denotes Measured
 - OH- denotes Overhead Utility Wires
 - HV denotes Water Valve / Key
 - TB denotes Terminal Box
 - BH denotes Borehole
 - LS denotes Light Standard
 - UP denotes Utility Pole
 - GI denotes Gully Inlet
 - MH denotes Maintenance Hole
 - FH denotes Fire Hydrant
 - CB denotes Catch Basin
 - denotes Sign
 - BOL denotes Bollard
 - denotes Deciduous Tree w/Trunk Diameter

BEARING NOTES
 Bearings are UTM Grid, derived from observed reference points A and S, by Real Time Network observations, UTM Zone 17, NAD83(CRS)(2011).

For bearing comparisons, the following rotations were applied:
 P1, RP1 = 1°54'00" counter-clockwise

DISTANCE NOTES - METRIC
 Distances and coordinates are in metres and can be converted to feet by dividing by 0.3048.

Distances are ground and can be converted to grid by multiplying by the combined scale factor of 1.000207.

ELEVATIONS
 Elevations are geodetic and referred to the Town of Coburg Benchmark No. 18
 Elevation 104.662m.

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT:**
- (a) as shown on draft plan
 - (b) as shown on draft plan and key plan
 - (c) as shown on draft plan and key plan
 - (d) neighbourhood residential 2
 - (e) existing land uses : South - Neighbourhood residential
 East - Neighbourhood residential 2
 East - Commercial
 North - Public road
 - (f) as shown on draft plan
 - (g) as shown on draft plan
 - (h) municipal water and sanitary sewer
 - (i) silty sand, till
 - (j) as shown on draft plan
 - (k) garbage collection, fire and police protection, school buses, hydro
 - (l) as shown on draft plan

SURVEYOR'S CERTIFICATE
 I hereby certify that the boundaries and the land to be subdivided and their relationship to the adjacent lands are accurately and correctly shown on this plan.

May 29 2020
 Date David Comer

OWNER'S AUTHORIZATION
 I, John Vandyk, being the registered owner of the subject lands, hereby authorize Ivan B Wallace O.L.S. Ltd. to prepare and submit a draft plan of subdivision for approval.

Date John Vandyk

SCHEDULE OF LAND USE		
LAND USE	AREA (m ²)	UNITS
BLOCKS 6, 9, 13 & 16 SEMI DETACHED	5055.5	10
BLOCKS 1-5, 7, 8, 10-12, 14, 15, 17, 18 TOWNHOUSE UNITS	17038.6	62
BLOCKS 19 AND 21 OPEN SPACE	1460.6	
BLOCK 20 COMMERCIAL DEVELOPMENT	6026.3	
STREETS	7439.0	

REGISTERED PLAN 39M-859 REGISTERED PLAN 39M-797



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