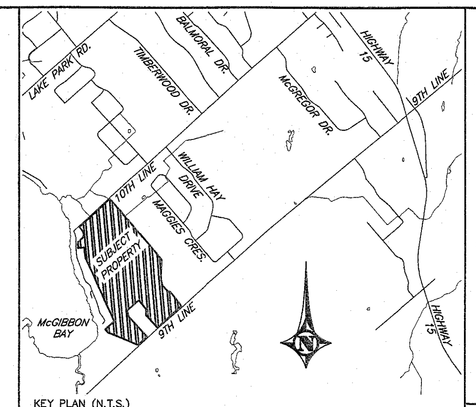
DRAFT PLAN OF SUBDIVISION OF PART OF LOT 7 AND PART OF THE NORTHEAST AND SOUTHWEST HALVES LOT 8 AND PART OF THE SOUTHWEST HALF LOT 9 CONCESSION 9 TOWNSHIP OF BECKWITH COUNTY OF LANARK

TO BE SUBDIVIDED INTO:

LOTS 1–120 FOR SINGLE DETACHED RESIDENTIAL DWELLINGS
BLOCK 121 FOR LOT ADDITION TO P.I.N. 05133–0707(LT)
BLOCK 122 FOR COMMON ACCESS TO WATER
BLOCKS 123–128 FOR RESERVES
STREETS 'A', 'B' 'C' AND 'D' – 20 METRES WIDE



KEY PLAN (N.T.S.)

APPLICANT AND PROPERTY OWNER

GARDINER'S GROVE INC.
48 WILSON STREET WEST
PERTH, ONTARIO
K7H 2N4

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE McINTOSH PERRY CONSULTING ENGINEERS LTD. TO PREPARE AND SUBMIT THIS PLAN TO THE COUNCIL OF LANARK COUNTY FOR REVIEW AND APPROVAL.

DATED AT Perth THIS 21st DAY OF June, 2021.

Brent Brownlee
BRENT BROWNLEE, PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

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

JUNE 9, 2021
DATE

John Gauthier
JOHN GAUTHIER
ONTARIO LAND SURVEYOR

LEGEND AND NOTES

UP	DENOTES	UTILITY POLE
AN	DENOTES	ANCHOR
OPTL	DENOTES	OVERHEAD POWER AND TELEPHONE LINE
OTL	DENOTES	OVERHEAD TELEPHONE LINE
R.P.	DENOTES	REGISTERED PLAN
PWF	DENOTES	POST AND WIRE FENCE
EF	DENOTES	ELECTRIC FENCE
RF	DENOTES	RAIL FENCE
N,S,E,W	DENOTES	NORTH, SOUTH, EAST, WEST
SHLDR	DENOTES	SHOULDER OF ROAD (TYPE NOTED ON PLAN)
GR	DENOTES	GRAVEL
CSP	DENOTES	CORRUGATED STEEL PIPE
mm	DENOTES	MILLIMETER
ø	DENOTES	DIAMETER

BEARINGS AND ELEVATIONS

BEARINGS ARE MTM GRID BEARINGS DERIVED FROM REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE 9 (76° 30' WEST LONGITUDE) NAD 83 (CSRS) (2010.0)

ELEVATIONS AND EXISTING TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN ARE GEODETIC (CGVD 28/78) BY GNSS OBSERVATIONS REFERENCED TO THE CANADA HT_2 GEOID MODEL AND CONFIRMED BY OBSERVATION OF M.N.R.F. COSINE GEODETIC BENCHMARKS No. 0011915U94G AND No. 0011968U174.

CONTOURS SHOWN ARE DERIVED FROM M.N.R.F DRAPE RASTER, 2014.

TEMPORARY SITE BENCHMARK #1 – NAIL & WASHER IN SOUTH ROOT OF 400mm ø ASH TREE, HAVING AN ELEVATION OF 137.72m

TEMPORARY SITE BENCHMARK #2 – NAIL & WASHER IN WEST ROOT OF 400mm ø ASH TREE, HAVING AN ELEVATION OF 137.73m

TEMPORARY SITE BENCHMARK #3 – NAIL & WASHER IN WEST ROOT OF 400mm ø OAK TREE, HAVING AN ELEVATION OF 145.85m

SCALE 1 : 2000

0 50 100 150 200 Metres

METRIC :

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

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

A. AS SHOWN ON THE DRAFT PLAN
B. AS SHOWN ON THE DRAFT PLAN
C. AS SHOWN ON THE DRAFT PLAN
D. AS DESCRIBED ON THE TITLE BLOCK
E. AS SHOWN ON THE DRAFT PLAN
F. AS SHOWN ON THE DRAFT PLAN
G. AS SHOWN ON THE DRAFT PLAN
H. PRIVATE WELLS TO SUPPLY DOMESTIC WATER
I. SOIL TYPE IS GENERAL SANDY TOPSOIL AND BROWN SILTY SAND WITH GRAVEL
J. AS SHOWN ON THE DRAFT PLAN
K. MUNICIPAL WATER AND WASTEWATER SERVICES ARE NOT AVAILABLE
L. SUBJECT TO EASEMENT OVER PART 2 PLAN 27R–10652 PER INST. LC166933

SCHEDULE OF AREAS		
LOT/BLOCK	AREA(sq.m.)	TYPE
1	4948.9	SINGLE DETACHED
2	4714.7	SINGLE DETACHED
3	5069.9	SINGLE DETACHED
4	4980.3	SINGLE DETACHED
5	4958.0	SINGLE DETACHED
6	5016.6	SINGLE DETACHED
7	4989.1	SINGLE DETACHED
8	4987.2	SINGLE DETACHED
9	4936.7	SINGLE DETACHED
10	4959.0	SINGLE DETACHED
11	5091.1	SINGLE DETACHED
12	5094.1	SINGLE DETACHED
13	5073.6	SINGLE DETACHED
14	5051.6	SINGLE DETACHED
15	5027.2	SINGLE DETACHED
16	5404.5	SINGLE DETACHED
17	7152.4	SINGLE DETACHED
18	5859.6	SINGLE DETACHED
19	4980.4	SINGLE DETACHED
20	8958.4	SINGLE DETACHED
21	5805.4	SINGLE DETACHED
22	5095.6	SINGLE DETACHED
23	6239.7	SINGLE DETACHED
24	7402.3	SINGLE DETACHED
25	7105.8	SINGLE DETACHED
26	7716.7	SINGLE DETACHED
27	7654.0	SINGLE DETACHED
28	7512.6	SINGLE DETACHED
29	7293.5	SINGLE DETACHED
30	9168.3	SINGLE DETACHED
31	8921.4	SINGLE DETACHED
32	8958.1	SINGLE DETACHED
33	8734.0	SINGLE DETACHED
34	7163.9	SINGLE DETACHED

LOT/BLOCK	AREA(sq.m.)	TYPE
35	6789.4	SINGLE DETACHED
36	6269.5	SINGLE DETACHED
37	5629.8	SINGLE DETACHED
38	5848.0	SINGLE DETACHED
39	5860.5	SINGLE DETACHED
40	5690.4	SINGLE DETACHED
41	6240.3	SINGLE DETACHED
42	6091.4	SINGLE DETACHED
43	7009.4	SINGLE DETACHED
44	7940.3	SINGLE DETACHED
45	10175.8	SINGLE DETACHED
46	13909.2	SINGLE DETACHED
47	5773.5	SINGLE DETACHED
48	4805.0	SINGLE DETACHED
49	4809.7	SINGLE DETACHED
50	4815.1	SINGLE DETACHED
51	4820.4	SINGLE DETACHED
52	4825.8	SINGLE DETACHED
53	4831.1	SINGLE DETACHED
54	4836.5	SINGLE DETACHED
55	4841.8	SINGLE DETACHED
56	4847.1	SINGLE DETACHED
57	4852.5	SINGLE DETACHED
58	4857.8	SINGLE DETACHED
59	4863.2	SINGLE DETACHED
60	5885.4	SINGLE DETACHED
61	9005.9	SINGLE DETACHED
62	8121.4	SINGLE DETACHED
63	5001.3	SINGLE DETACHED
64	4983.2	SINGLE DETACHED
65	10951.1	SINGLE DETACHED
66	11690.4	SINGLE DETACHED
67	5746.9	SINGLE DETACHED
68	6439.2	SINGLE DETACHED

LOT/BLOCK	AREA(sq.m.)	TYPE
69	4730.2	SINGLE DETACHED
70	4964.7	SINGLE DETACHED
71	4964.7	SINGLE DETACHED
72	4964.7	SINGLE DETACHED
73	4964.7	SINGLE DETACHED
74	4964.7	SINGLE DETACHED
75	4964.7	SINGLE DETACHED
76	4964.7	SINGLE DETACHED
77	4964.7	SINGLE DETACHED
78	4964.7	SINGLE DETACHED
79	4964.7	SINGLE DETACHED
80	4967.8	SINGLE DETACHED
81	8086.7	SINGLE DETACHED
82	9943.1	SINGLE DETACHED
83	8774.8	SINGLE DETACHED
84	7032.1	SINGLE DETACHED
85	7065.4	SINGLE DETACHED
86	6534.6	SINGLE DETACHED
87	7027.4	SINGLE DETACHED
88	5713.0	SINGLE DETACHED
89	6238.2	SINGLE DETACHED
90	6238.2	SINGLE DETACHED
91	6238.2	SINGLE DETACHED
92	6805.7	SINGLE DETACHED
93	9373.6	SINGLE DETACHED
94	9615.0	SINGLE DETACHED
95	7038.6	SINGLE DETACHED
96	6484.9	SINGLE DETACHED
97	4964.7	SINGLE DETACHED
98	4964.7	SINGLE DETACHED
99	4964.7	SINGLE DETACHED
100	4964.7	SINGLE DETACHED
101	4964.7	SINGLE DETACHED
102	4964.7	SINGLE DETACHED

LOT/BLOCK	AREA(sq.m.)	TYPE
103	4964.7	SINGLE DETACHED
104	4964.7	SINGLE DETACHED
105	4964.7	SINGLE DETACHED
106	4964.7	SINGLE DETACHED
107	4964.7	SINGLE DETACHED
108	5192.3	SINGLE DETACHED
109	5860.3	SINGLE DETACHED
110	5931.9	SINGLE DETACHED
111	6081.1	SINGLE DETACHED
112	6061.7	SINGLE DETACHED
113	6061.4	SINGLE DETACHED
114	6849.8	SINGLE DETACHED
115	7656.7	SINGLE DETACHED
116	6084.5	SINGLE DETACHED
117	6087.6	SINGLE DETACHED
118	6096.3	SINGLE DETACHED
119	10204.3	SINGLE DETACHED
120	12447.6	SINGLE DETACHED
121	2504.0	XXXXXXX
122	2396.2	XXXXXXX
123	42.4	0.30 RESERVE
124	51.5	0.30 RESERVE
125	27.5	0.30 RESERVE
126	28.2	0.30 RESERVE
127	28.2	0.30 RESERVE
128	29.0	0.30 RESERVE
TOTAL LOT/BLOCK AREA(sq.m.)		759 775.6

STREET	AREA(sq.m.)	LENGTH
STREET A	27720.7	1380
STREET B	9028.0	450
STREET C	17872.5	890
STREET D	20098.6	950
TOTAL SUBDIVISION AREA(sq.m.)		834 495.4

TABLE OF P.I.N.'s	
NUMBER	BLOCK 05133–
P1	0043(LT)
P2	0041(LT)
P3	0042(LT)
P4	0040(LT)
P5	0039(LT)
P6	0038(LT)
P7	0037(LT)
P8	0036(LT)
P9	0035(LT)
P10	0034(LT)
P11	0033(LT)
P12	0032(LT)
P13	0098(LT)
P14	0097(LT)
P15	0096(LT)
P16	0095(LT)
P17	0094(LT)
P18	0093(LT)
P19	0092(LT)
P20	0091(LT)

TABLE OF P.I.N.'s	
NUMBER	BLOCK 05133–
P21	0090(LT)
P22	0089(LT)
P23	0088(LT)
P24	0087(LT)
P25	0086(LT)
P26	0085(LT)
P27	0084(LT)
P28	0083(LT)
P29	0082(LT)
P30	0081(LT)
P31	0080(LT)
P32	0079(LT)
P33	0078(LT)
P34	0077(LT)
P35	0076(LT)
P36	0075(LT)
P37	0074(LT)
P38	0073(LT)
P39	0072(LT)

REVISIONS

No.	DESCRIPTION	DATE	BY
1	ADD LOTS 119 AND 120	JUNE 7/21	DL

McINTOSH PERRY
SURVEYING INC.
3240 Drummond Con. 5A, R.R. #7, Perth, ON K7H 3C9
Tel: 613-267-6524 Fax: 613-267-7992
www.mcintoshperry.com

PROJECT: GARDINER'S GROVE
DRAWN: DL, RF
CHECKED: JF
DATE: 2021
PAPER SIZE: 36"x36"
SCALE: 1:2000
PROJECT No.: D20–4138–DP
DWG No.: 01