



**NOTES:**  
 - DISTANCES ARE IN METRE. TO CONVERT TO FEET DIVIDE BY 0.3048.  
 - PROPOSED 1.5m SIDEWALK ON ONE SIDE OF THE STREETS.  
 - CHAIN-LINK FENCES SHALL BE INSTALLED ON EITHER SIDE OF THE PUBLIC WALKWAYS AND SURROUNDING THE STORMWATER FACILITY.  
 - WATERMAIN, SANITARY SEWERS AND OTHER UTILITIES HAVE BEEN IDENTIFIED ALONG ADELAIDE ST AND FINNER CT.

**DRAFT PLAN OF SUBDIVISION OF**  
 PARK LOT 2, BLOCK C, HENDERSON SECTION, AND LOTS 1 TO 25 INCLUSIVE, PARK BLOCK C, McLEAN SECTION, AND ALFRED STREET AND ALEXANDRA STREET REGISTERED PLAN 6262 FORMER TOWN OF ALMONTE MUNICIPALITY OF MISSISSIPPI MILLS COUNTY OF LANARK

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING LANDS ARE CORRECTLY SHOWN.  
 MARCH 9, 2023  
 T. HARTWICK  
 (ONTARIO LAND SURVEYOR)  
 ANNIS O'SULLIVAN VOLLEBECK LTD.

**OWNER'S CERTIFICATE**  
 I, 13165647 CANADA INC., BEING THE REGISTERED OWNER, HEREBY AUTHORISE ADVANCE ENGINEERING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF LANARK FOR REVIEW AND APPROVAL.  
 03-09-2023  
 FOR 13165647 CANADA INC.  
 ASH SHARMA

SUBJECT TO THE CONDITIONS, IF ANY SET FORTH IN MY LETTER DATED ..... 202 .  
 THIS DRAFT PLAN IS APPROVED BY THE COUNTY OF LANARK UNDER SECTION 51 OF THE PLANNING ACT THIS ..... DAY OF ..... 202 .  
 KURT GREAVES - CAO  
 COUNTY OF LANARK

**CONTENT REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990:**  
 (17) the applicant shall provide the approval authority with the prescribed information and material and as many copies as may be required by the approval authority of a draft plan of the proposed subdivision drawn to scale and showing:  
 (a) the boundaries of the land proposed to be subdivided, certified by an Ontario land surveyor, AS SHOWN ON THE DRAFT PLAN.  
 (b) the locations, widths and names of the proposed highways within the proposed subdivision and of existing highways on which the proposed subdivision sits, AS SHOWN ON THE DRAFT PLAN.  
 (c) on a small key plan, on a scale of not less than one centimetre to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which the land forms the whole or part, AS SHOWN ON THE DRAFT PLAN.  
 (d) the purpose for which the proposed lots are to be used, RESIDENTIAL LOTS (SINGLE-FAMILY AND SEMI-DETACHED), ONE BLOCK FOR A STORMWATER MANAGEMENT FACILITY AND TWO BLOCKS FOR FUTURE ROAD EXTENSION AS SHOWN ON THE DRAFT PLAN.  
 (e) the existing uses of all adjoining lands, EXISTING RESIDENTIAL TO THE WEST, VACANT LAND TO THE NORTH AND RESIDENTIAL BEYOND SPRING CREEK EAST AND SOUTH AS SHOWN ON THE DRAFT PLAN.  
 (f) the approximate dimensions and layout of the proposed lots, AS SHOWN ON THE DRAFT PLAN.  
 (g) if any affordable housing units are being proposed, the shape and dimensions of each proposed affordable housing unit and the approximate location of each proposed affordable housing unit in relation to other proposed residential units; N/A  
 (h) natural and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands and wooded areas within or adjacent to the land proposed to be subdivided, SPRING CREEK ON EAST AND SOUTH SIDE OF DEVELOPMENT AS SHOWN ON THE DRAFT PLAN. PROVIDE 15 m BUFFER FOR FISH HABITAT ALONG THE CREEK.  
 (i) the availability and nature of domestic water supplies; AVAILABLE VIA MUNICIPAL WATERMAIN AT ADELAIDE ST AND MENZIE ST.  
 (j) the nature and parity of the soil, LAYER OF TOPSOIL AND/OR PEAT (0.1 TO 0.4 m) UNDERLAIN BY MARL (0.4 TO 0.8 m) AND/OR A GLACIAL TILL DEPOSIT (0.1 TO 0.7 m), BEDROCK AT DEPTHS RANGING BETWEEN 0.3 AND 1.1 m.  
 (k) existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided, AS SHOWN ON THE DRAFT PLAN.  
 (l) the municipal services available or to be available to the land proposed to be subdivided; SANITARY SEWER, WATER SUPPLY ARE AVAILABLE ACCORDING TO THE MUNICIPAL MASTER PLAN, BELL, HYDRO AND GAS ARE ALSO IN THE IMMEDIATE AREA AND  
 (m) the nature and extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements. 15 m SETBACK ALONG THE SPRING CREEK.

**TABLE OF BLOCKS**

BLOCK No.	AREA (m <sup>2</sup> )	DESCRIPTION
1	255.36	ADELAIDE ST WIDENING
2	250.40	AUGUSTA ST WIDENING
3	765.94	
4	664.12	
5	653.52	
6	642.91	
7	634.85	
8	627.22	
9	626.45	
10	625.68	
11	832.05	
12	832.10	
13	832.14	
14	832.19	

BLOCK No.	AREA (m <sup>2</sup> )	DESCRIPTION
15	944.73	
16	583.24	
17	540.04	
18	540.18	
19	583.24	
20	587.74	
21	587.74	
22	540.04	
23	540.18	
24	587.74	
25	587.74	
26	540.18	
27	540.04	
28	1596.29	STORMWATER FACILITY

**TABLE OF LOTS**

LOT No.	AREA (m <sup>2</sup> )
1	589.61
2	852.62
3	524.79
4	367.75
5	518.55

- Legend**
- MH-ST Maintenance Hole (Storm Sewer)
  - MH Maintenance Hole (Unidentified)
  - CB Catch Basin
  - ▭ CSP Corrugated Steel Pipe
  - ▭ CPP Corrugated Plastic Pipe
  - ▭ CCP Concrete Pipe
  - △ BOS Bottom of Slope
  - ▭ CRW Concrete Retaining Wall
  - ▭ T/G Top of Grate
  - FH Fire Hydrant
  - +65.00 Location of Elevations
  - +66.00 Top of Wall Elevation
  - C/L Centreline

1	DRAFT PLAN APPROVAL	03/08/23
No.	REVISION / ISSUE	DATE MM/DD/YY

PREPARED BY:  
 Mongi Mabrouk P. Eng.  
 Phone: 613-896-9170  
 Email: eng\_services.ca@gmail.com

FOR 13165647 CANADA INC.  
 ASH SHARMA

PROJECT NAME AND ADDRESS:  
**MENZIE ENCLAVES SUBDIVISION**  
 ADELAIDE ST, ALMONTE, MISSISSIPPI MILLS, ONTARIO

APPLICANT:  
 ASH SHARMA  
 13165647 CANADA INC. (514-817-8265)  
 27 Queen Street East #407 Toronto, ON

TITLE:  
**DRAFT PLAN OF SUBDIVISION**

SCALE: 1:400  
 DRAWING No.: DP-1

PROJECT No.: 123  
 DATE: 3/13/23