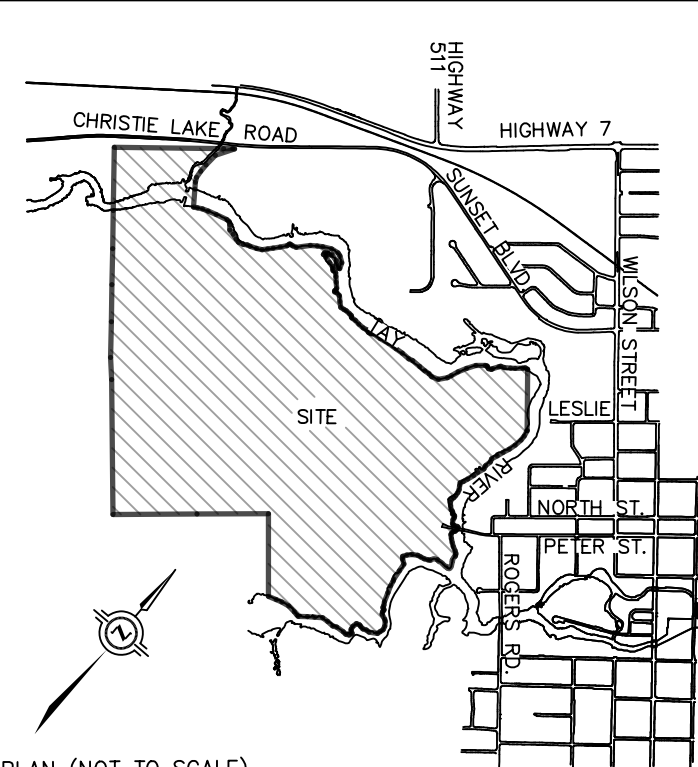


SCHEDULE OF LAND USE		
LAND USE	LOT/BLOCK	AREA (sqm)/(ac.)
DETACHED HOMES	LOTS 1 TO 490 BOTH INCLUSIVE	141,023.6 / 34.9
TOWNHOUSE	BLOCK 491 TO 574 BOTH INCLUSIVE	65,944.3 / 16.3
STICKED TOWNHOUSE	BLOCK 594	14,231.6 / 3.5
MULTIUSE PATH	BLOCKS 575 TO 582 BOTH INCLUSIVE	1,745.7 / 0.4
PUMP STATION	BLOCK 583	502.3 / 0.1
PARK/OPEN SPACE	BLOCKS 584 TO 592 BOTH INCLUSIVE, AND BLOCKS 599, 600 AND 601	135,741.2 / 33.5
AFFORDABLE HOUSING	BLOCK 593	6,140.6 / 1.5
SWM	BLOCKS 595 TO 597 BOTH INCLUSIVE	39,265.3 / 9.7
WETLAND	BLOCK 598	324,292.3 / 80.1
STREETS	STREETS A TO STREET X	145,028.2 / 35.8
TOTAL		873,888.1 / 215.8



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT.

(A)(B)(C)(E)(F)(G) AND (L)-AS SHOWN ON DRAFT PLAN
(C)-AS SHOWN ON DRAFT AND KEY PLANS
(D)-LAND TO BE USED IN ACCORDANCE WITH SCHEDULE OF LAND USE
(F)-FULL MUNICIPAL SERVICES
(I)-OFFSHORE MARINE DEPOSITS OF CLAY, SILTY CLAY AND SILT, BEDROCK

SHEET 2 OF 3

DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 26 AND 27
CONCESSION 1

AND
PART OF LOT 25 AND 26
CONCESSION 2

AND
PART OF PARK LOT 1
IN LOT 27
CONCESSION 2

AND
PART OF THE ROAD ALLOWANCE
BETWEEN CONCESSIONS 1 & 2
CLOSED BY BY-LAW LC204235
ALL IN THE GEOGRAPHIC TOWNSHIP OF BATHURST

AND
SOUTH EAST PART OF LOT 1
CONCESSION 1 AS SHOWN ON
COMPILED PLAN No. 8828

IN THE GEOGRAPHIC TOWNSHIP OF DRUMMOND
TOWN OF PERTH

AND
PART OF THE ROAD ALLOWANCE
BETWEEN GEOGRAPHIC TOWNSHIPS
OF BATHURST AND DRUMMOND
COUNTY OF LANARK

J.D. BARNES LIMITED
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SCALE 1 : 1750
0 10 20 30 40 50 60 70 80 90 100 metres

NOTES
BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SOP) 008720150511 AND 010198002271, UTM ZONE 18, NAD83 (CSRS).

ELEVATIONS
ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM CGVD05-28
CONTOUR INTERVALS ARE SHOWN AS 1m
FOR MAJOR AND 0.20m FOR MINOR
--- DENOTES MAJOR CONTOUR
--- DENOTES MINOR CONTOUR

OWNER'S CERTIFICATE
CAVAN (PERTH) INC. BEING THE REGISTERED OWNER OF THE
SUBJECT LANDS HEREBY AUTHORIZES J.D. BARNES LIMITED TO PREPARE
AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE _____ FRANK CARO
PRESIDENT
(I HAVE THE AUTHORITY TO BIND THE CORPORATION)
CAVAN (PERTH) INC.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED
ARE CORRECTLY SHOWN.

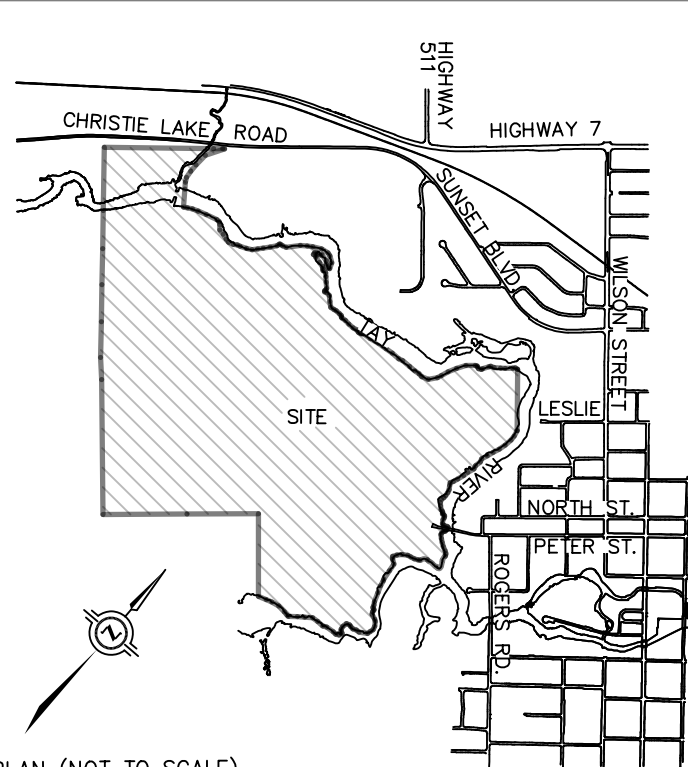
MAY 31, 2024
DATE _____ C.M. FOX
ONTARIO LAND SURVEYOR

DATA SOURCE
DATA SHOWN HEREON IS COMPILED FROM VARIOUS SOURCES:
1:100 FLOOD PLAN - PERTH GOV. COURSE FLOODPLAIN MAPPING
AMENDMENT MAY 31, 2024, FSA
2024 GRANTS OPEN PROBABLY SIGNIFICANT WETLAND BOUNDARY
AS PER WILCOX AND ASSOCIATES
2022 THE EROSION AND EROSION ACCESS ALLOWANCE AS
PER QUINCY CONSULTING ENGINEERS AND SCIENTISTS
2024 MANDREBRET AS PER GEO WORKSHOP LTD
TOPOGRAPHIC INFORMATION SHOWN HEREON AS PER FIRST BASE MAPPING 2022
- SECOND BRIDGE OPTION AS PER CGH TRANSPORTATION

J.D. BARNES LIMITED GIS
LAND INFORMATION SPECIALISTS
10 STRAITE DRIVE, SUITE 101, LANARK, ON N3B 2M5
T: (613) 731-7241 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: CE/AM
CHECKED BY: CF
REFERENCE NO: 22-10-008-00
SHEET 2 OF 3
PLOTTED: 2024-12-31
DATE: 12/17/2024

SCHEDULE OF LAND USE		
LAND USE	LOT/BLOCK	AREA (sqm)/(ac.)
DETACHED HOMES	LOTS 1 TO 490 BOTH INCLUSIVE	141,023.6 / 34.9
TOWNHOUSE	BLOCK 491 TO 574 BOTH INCLUSIVE	63,944.3 / 16.3
STACKED TOWNHOUSE	BLOCK 594	14,231.6 / 3.5
MULTIUSE PATH	BLOCKS 575 TO 582 BOTH INCLUSIVE	1,745.7 / 0.4
PUMP STATION	BLOCK 583	502.3 / 0.1
PARK/OPEN SPACE	BLOCKS 584 TO 592 BOTH INCLUSIVE, AND BLOCKS 599, 600 AND 601	135,741.2 / 33.5
AFFORDABLE HOUSING	BLOCK 593	6,140.6 / 1.5
SWM	BLOCKS 595 TO 597 BOTH INCLUSIVE	39,265.3 / 9.7
WETLAND	BLOCK 598	324,092.3 / 80.1
STREETS	STREETS A TO STREET X	145,028.2 / 35.8
TOTAL		873,888.1 / 215.8



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT.

(A)-(E)(F)(G) AND (I)-(J) AS SHOWN ON DRAFT PLAN (C)-AS SHOWN ON DRAFT AND KEY PLANS (D)-LAND TO BE USED IN ACCORDANCE WITH SCHEDULE OF LAND USE (F)-FULL MUNICIPAL SERVICES (I)-OFFSHORE MARINE DEPOSITS OF CLAY, SILTY CLAY AND SILT, BEDROCK

SHEET 3 OF 3

DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 26 AND 27
CONCESSION 1
AND
PART OF LOT 25 AND 26
CONCESSION 2
AND
PART OF PARK LOT 1
IN LOT 27
CONCESSION 2

PART OF THE ROAD ALLOWANCE
BETWEEN CONCESSIONS 1 & 2
CLOSED BY BY-LAW LC204235
ALL IN THE GEOGRAPHIC TOWNSHIP OF BATHURST

AND
SOUTH EAST PART OF LOT 1
CONCESSION 1 AS SHOWN ON
COMPILED PLAN No. 8828

IN THE GEOGRAPHIC TOWNSHIP OF DRUMMOND
TOWN OF PERTH

AND
PART OF THE ROAD ALLOWANCE
BETWEEN GEOGRAPHIC TOWNSHIPS
OF BATHURST AND DRUMMOND
COUNTY OF LANARK

J.D. BARNES LIMITED
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SCALE 1 : 1750
0 10 20 30 40 50 60 70 80 90 100 metres

NOTES
BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SOP) 008720150511 AND 01019802271, UTM ZONE 18, NAD83 (CSRS).

LEGEND
DENOTES FLOODPLAIN
DENOTES 30m SETBACK FROM RIVER
DENOTES WETLAND/ECOSITES
DENOTES 30m SETBACK BUFFER WETLAND/ECOSITE

OWNER'S CERTIFICATE
CAVAN (PERTH) INC., BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZES J.D. BARNES LIMITED TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.
DATE _____ FRANK CARO
PRESIDENT
(I HAVE THE AUTHORITY TO BIND THE CORPORATION)
CAVAN (PERTH) INC.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.
DATE _____ MAY 31, 2024
DATE _____ C.M. FOX
ONTARIO LAND SURVEYOR

DATA SOURCE
DATA SHOWN HEREON IS COMPILED FROM VARIOUS SOURCES:
1:100 FLOOD PLAN - PERTH GOV. COURSE FLOODPLAIN MAPPING
AMENDMENT, MAY 31, 2024, FSA
2024 GRANTS OPEN PROPOSEDLY SIGNIFICANT WETLAND BOUNDARY
AS PER WETLAND AND ASSOCIATES
2022 THE EROSION AND EROSION ACCESS ALLOWANCE AS
PER QUINCY CONSULTING ENGINEERS AND SCIENTISTS
2024 MENDERSHIFT AS PER GEO WORKSHOP LTD.
TOPOGRAPHIC INFORMATION SHOWN HEREON AS PER FIRST BASE MAPPING 2022
- SECOND BRIDGE OPTION AS PER CGH TRANSPORTATION

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
40 STRIKE DRIVE, SUITE 101, LANARK, ON N3B 2M5
T: (613) 731-7241 F: (613) 254-8659 www.jdbarnes.com
DRAWN BY: CE/AM CHECKED BY: CF
PLOTTED: 2024-12-11 DATE: 12/11/2024