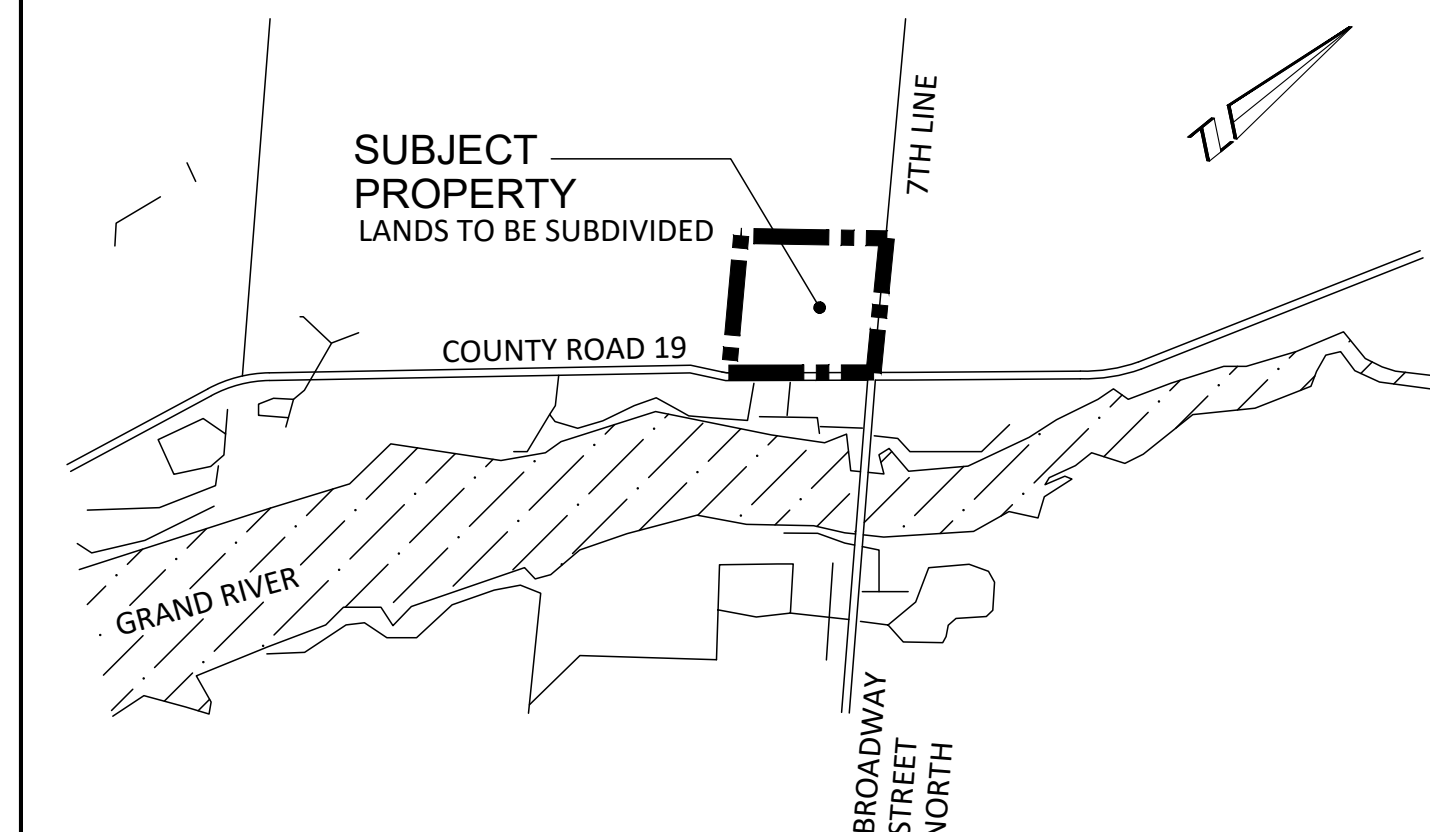


**BELWOOD VALLEY ESTATES
DRAFT PLAN OF SUBDIVISION**
--T-----

DATE: OCTOBER 24, 2023 SCALE: 1:1000
PROJECT No. 31461-22-DP DRAWN BY: F.C.F.

KEY MAP Not to Scale CENTRE WELLINGTON



LEGAL DESCRIPTION
PART OF LOT 12
CONCESSION 7
GEOGRAPHIC TOWNSHIP OF WEST GARAFRAXA
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

LOT No	MINIMUM LOT AREA (m ²)	MINIMUM FRONTAGE (m)
1-20	1898.23	22
21-32	2037.86	32
33-57	2027.76	25
58-76	2062.81	22
77-86	2033.04	28
87-99	2038.57	21
100-107	1984.87	22

NOTES
TOPOGRAPHIC INFORMATION PROVIDED BY VAN HARTEN SURVEYING INC.

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and l ARE AS SHOWN ON DRAFT PLAN.
h) private wells
i) stony fills and deep gravel terraces
k) tertiary services

LAND USE SCHEDULE

DESCRIPTION	LOTS / BLOCKS	AREA (Ha)
LOW DENSITY RESIDENTIAL	1-107	26.08
TRAILS	108	0.27
WOOD LOT + SETBACK	109, 115	4.06
STORM WATER MANAGEMENT	110, 111	1.43
OPEN SPACE	112, 113	1.80
STREET A (INCL. CUL. DE SAC)		1.53
STREET B		0.41
STREET C (INCL. CUL. DE SAC)		1.02
STREET D (INCL. CUL. DE SAC)		0.56
STREET E		0.15
STREET F		0.97
STREET G		0.45
TOTAL		38.74

REVISION SCHEDULE

NO.	DATE	BY	COMMENTS
1	10/31/2023	FCF	INITIAL DRAFT
2	11/29/2023	FCF	REVISIONS AS PER COMMENTS FROM SAI

OWNER'S CERTIFICATE
I AUTHORIZE VAN HARTEN SURVEYING INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF CENTRE WELLINGTON.

OWNER: BELCAL INC.
DATE: OCTOBER 31, 2023
STEVE SCHEDEL
I HAVE THE AUTHORITY TO BIND THE CORPORATION

AGENT: STOVEL AND ASSOCIATES INC.
DATE: OCTOBER 31, 2023
Rob Stovel
ROB STOVEL Sr.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: OCTOBER 31, 2023
LUKE G. WILCOX O.L.S.



ENVIRONMENTAL PROTECTION

OPEN SPACE

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

PART 3 OF 1081-1081
TRANSFERRED BY DN24563 DEDICATED BY BY-LAW
No. 2838 AS IN INSTRUMENT No. DN27949

KNOWN AS COUNTY ROAD 19 PIN 71132-0002
(ST. PATRICK STREET BY REGISTERED PLAN '78')

PART 2 OF 1081-1081
TRANSFERRED BY DN24563 DEDICATED BY BY-LAW
No. 2838 AS IN INSTRUMENT No. DN27949

PART 1 OF 1081-1081
TRANSFERRED BY DN24563 DEDICATED BY BY-LAW
No. 2838 AS IN INSTRUMENT No. DN27949

