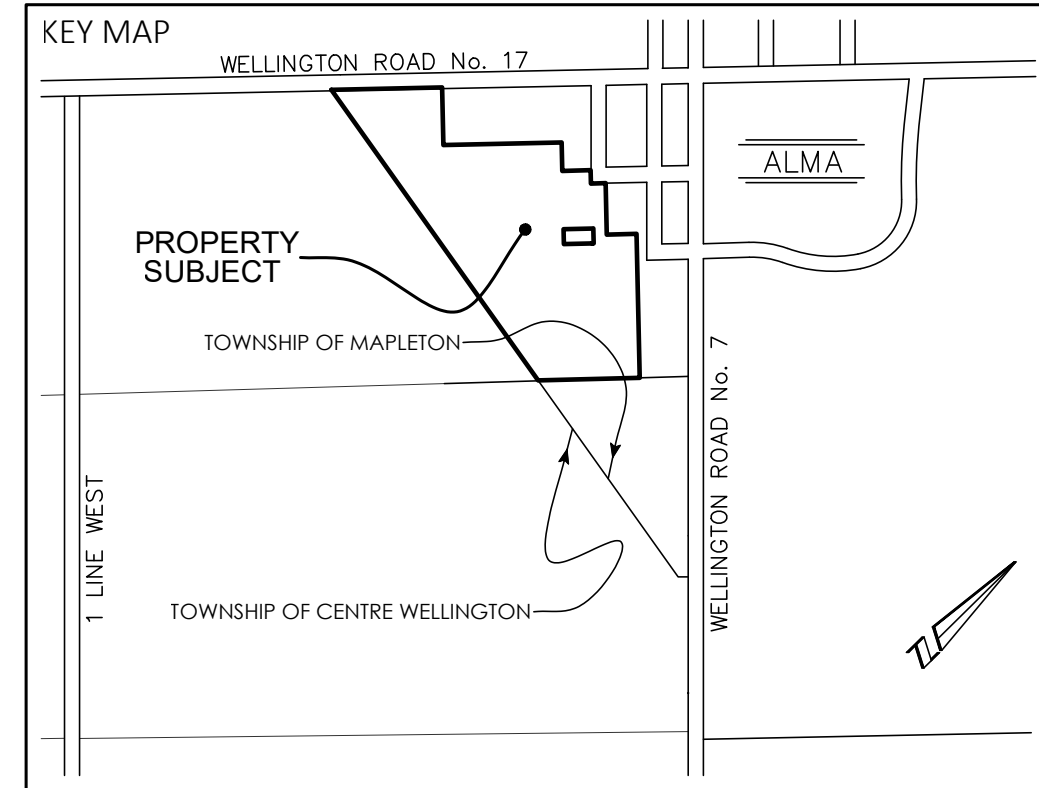


DRAFT PLAN OF SUBDIVISION OF
**ALL OF LOTS 1-8,10,11,25-32 AND
PART OF LOTS 9 & 33**
**PART OF CHURCH STREET, ALEXANDER STREET,
NAPIER STREET, AND HANNAH STREET**
CLOSED BY BY-LAW NO. 2023-022 REGISTERED AS INSTRUMENT WC700139
VILLAGE OF ALMA
REGISTERED PLAN 134
AND
**PART OF LOT 1, CONCESSION 1
WEST OF GRAND RIVER**
GEOGRAPHIC MUNICIPALITY OF PILKINGTON
TOWNSHIP OF MAPLETON
COUNTY OF WELLINGTON

SCALE 1 : 1000
0 10 20 40 60 meters
VAN HARTEN SURVEYING INC.



LAND USE SCHEDULE		
DESCRIPTION	LOTS/BLOCKS	AREA (hectares)
LOTS	1-14	5.18
ADDITIONAL RESIDENTIAL BLOCKS	19, 20, 21	0.17
		5.35 TOTAL
BLOCKS		
0.3 RESERVES	15	0.004
STORMWATER MANAGEMENT	16	1.10
DRAINAGE	17	0.22
PARK	18	0.29
ROADS		1.07
		2.68 TOTAL
		8.03 SUBDIVISION TOTAL

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 THE DRAFT PLAN OF SUBDIVISION
i) sand and gravel
k) individual septic and water

OWNER'S CERTIFICATE
I AUTHORIZE JEFFREY BUISMAN OF VAN HARTEN SURVEYING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION.
DATE: JUNE 2, 2026
KEVIN VANLEEUWEN
I HAVE AUTHORITY TO BIND THE CORPORATION
EXACT CONSTRUCTION LTD.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.
DATE: JUNE 2, 2026
JEFFREY EDWARD BUISMAN
ONTARIO LAND SURVEYOR

PINS 71425-0066, 71425-0067, 71425-0100, 71425-0103, 71425-0258, 71425-0264, 71425-0266 AND PIN 71425-0268
OWNER: EXACT CONSTRUCTION LTD.

V.1 JANUARY 13/21 V.2 JANUARY 22/21 V.3 MARCH 29/21 V.4 APRIL 8/21 V.5 JANUARY 7/22 V.6 JANUARY 11/22 V.7 JANUARY 19/22 V.8 APRIL 28/23 V.9 OCTOBER 04/23 V.10 OCTOBER 11/23 V.11 JANUARY 23/24 V.12 AUGUST 14/24 V.13 AUGUST 22/24 V.14 SEPTEMBER 24/24 V.15 NOVEMBER 22/24 V.16 MAY 28/25 V.17 APRIL 30/26 V.18 JUNE 2/26	Van Harten LAND SURVEYORS - ENGINEERS Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110 www.vanharten.com info@vanharten.com
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PROPOSED ZONING:		
R1A SPECIAL		
• LOT AREA (MINIMUM)		0.33ha
• LOT FRONTAGE (MINIMUM)		30.0m
• FRONT YARD (MINIMUM)		7.5m
• INTERIOR SIDE YARD (MINIMUM)		
- NO ATTACHED GARAGE		3.0m
- ATTACHED GARAGE		1.5m
• EXTERIOR SIDE YARD (MINIMUM)		6.0m
• REAR YARD (MINIMUM)		6.0m
• LOT COVERAGE (MAXIMUM)		30%
• FLOOR AREA (MINIMUM)		150m ²

NO SETBACK FROM NATURAL ENVIRONMENT (NE) ZONES USED FOR MUNICIPAL DRAINAGE OR STORM WATER MANAGEMENT PURPOSES

