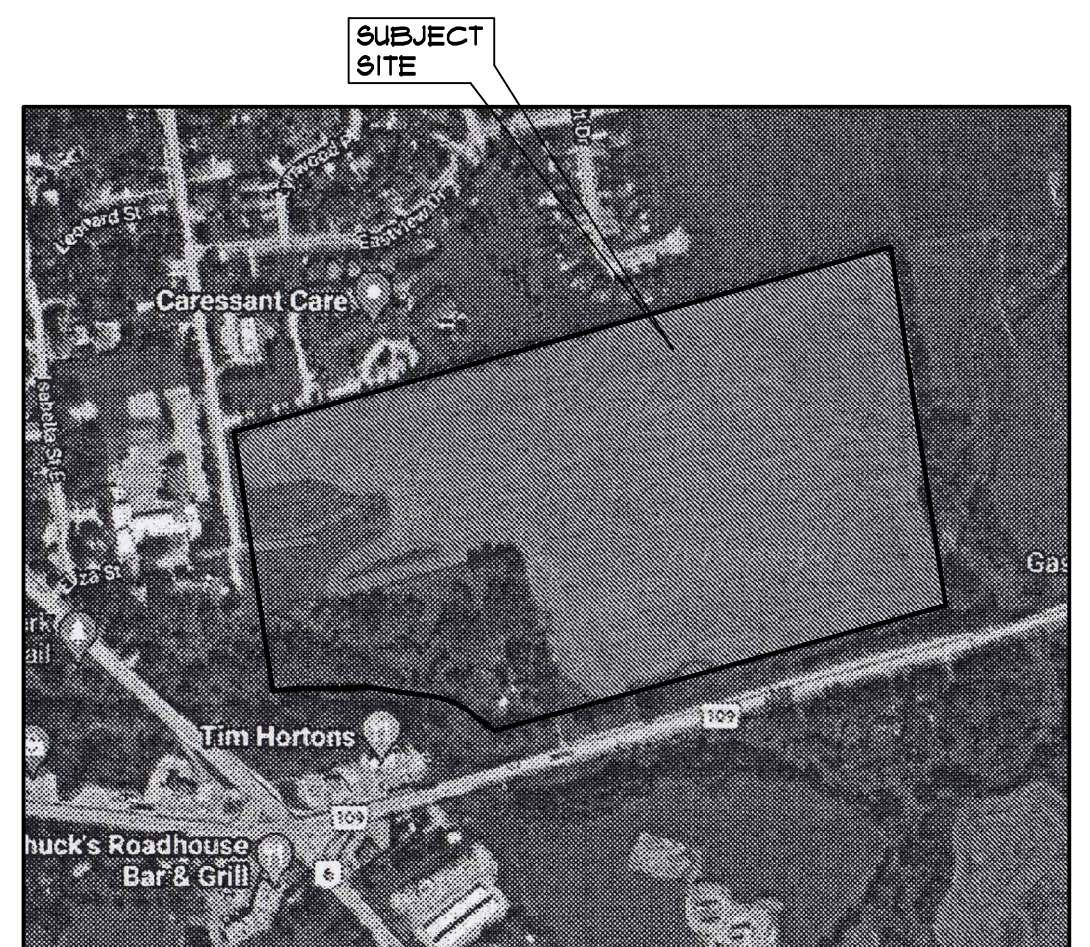
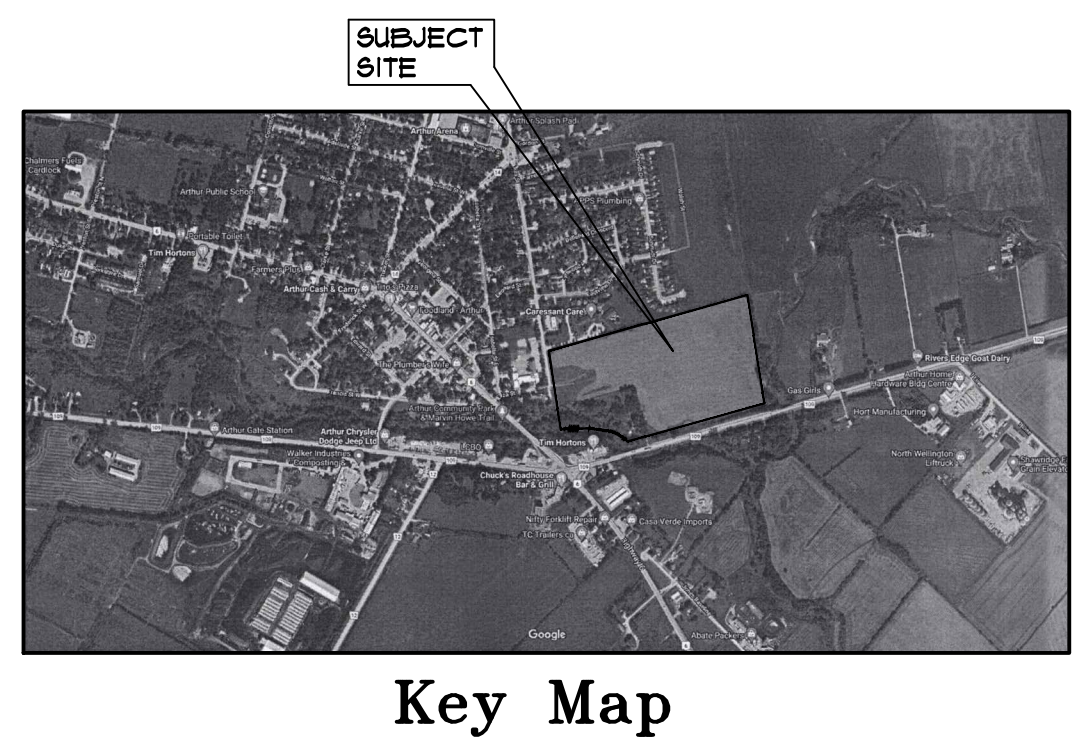


ADDITIONAL INFORMATION
 (Under Section 51(17) of the Planning Act)
 INFORMATION REQUIRED BY CLAUSES a, b, c, d, e, f, g, j and l ARE AS SHOWN ON THE DRAFT PLAN
 h) Municipal Water
 i) Stiff and fine-grained clayey silt/clayey sand and silt
 k) All sanitary and storm sewers as required



Google Site Photo

Site Data

GROSS SITE AREA = 184,568.05 s.m.
 ROAD ALLOW. AREA = 34,266.75 s.m.
 RESIDENTIAL AREA = 98,696.68 s.m.
 COMMERCIAL SITE = 28,042.64 s.m.
 PARK AREA = 5,507.38 s.m.
 PARK AREA = 5.56% OF RESIDENTIAL
 WALKWAY = 828.73 s.m.
 MUNICIPAL LAND = 10,487.56 s.m.
 UNDEVELOPED AREA = 6,738.31 s.m.

NO. SINGLE FAMILY LOTS = 155
 NO. OF TOWNHOUSE UNITS = 13 TO 25
 NO. OF BUNGALOW TOWNHOUSES = 44
 MED. DENSITY RES. SITE = 15,317.56 s.m.

PLAN OF SURVEY OF
 PART OF LOT 1
 CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF WEST LUTHER
 NOW IN THE
 TOWNSHIP OF WELLINGTON NORTH
 COUNTY OF WELLINGTON
 SCALE 1 : 1000
 METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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

April 10, 2025
 DATE

Luke Wilcox
 LUKE WILCOX O.L.S.
 VAN HARTEN SURVEYING INC.

Van Harten
 LAND SURVEYORS - ENGINEERS

Kitchener/Materialso 519-742-8371 Guelph 519-821-2763 Orangeville 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: [] CHECKED BY: CHD BY: [] PROJECT NO.: PROJ. NUM

PAP. 10, 2025-1051-53 AM
 C:\PROJECTS\BROOKS\ARTHUR\CONSOLIDATED SITE\SITE1.DWG

*PLANS AND RELATED DOCUMENTS ARE "INSTRUMENTS OF SERVICE". THE INFORMATION CONTAINED REMAINS THE PROPERTY OF THE COORDINATOR AND PRINCIPAL PROFESSIONALS AND MUST NOT BE REPRODUCED TO BENEFIT ANY OTHER PROJECT.
 *THE OWNER WARRANTS THAT THE SITE PLANS AND CONCEPT PLANS WILL BE VERIFIED BY A SURVEYOR TO INCLUDE DIMENSIONS, BEARINGS, SET BACKS, AREA CALCULATIONS, GRADES, F.L.O.W., EASEMENTS, EDCATIONS, AND ENCROACHMENTS.
 *BUILDING FOUNDATION LAYOUT MUST BE VERIFIED BY A SURVEYOR.
 *PLEASE ASK QUESTIONS IF YOU NEED CLARIFICATION OF INFORMATION FROM "INSTRUMENTS OF SERVICE".
 *IT IS THE RESPONSIBILITY OF THE OWNER, VENDOR, TENANT, CONTRACTOR AND TRADES TO BE FAMILIAR WITH THE PROJECT AS A WHOLE. ALL DISCREPANCIES AND DIMENSIONAL ERRORS ON THE PLANS AND RELATED DOCUMENTS MUST BE REPORTED TO THIS OFFICE FOR CONSIDERATION AND CORRECTIVE RE-ISSUE AND RE-ISSUANCE PRIOR TO THE WORK.

2081788 ONTARIO CORPORATION
 2 Prince Edward Road
 Woodstock, Ontario N4V 1G7
 ATTENTION: Mr. Walter Broos (519) 539-7116

APR 10/25	BLOCK/TOPO INFO. ADDED	M.S.	L.
date	item	by	

Draft Plan

LAND USE STATISTICS

DESCRIPTION	LOTS/BLOCKS	UNITS	AREA (ha.)
SINGLE DETACHED RESIDENTIAL (57-66-78)(68-88)(105-106)(108-111)(118-128)(135-140)(147-61)(163-203)		155	6,487.9 ha.
BUNGALOW TOWNHOUSES (88-89)(90-91)(98-104)(112-117)(129-134)(141-146)(129-134)(129-134)		44	1,317.4 ha.
TOWNHOUSES BLOCK 206		13-25	0.5059 ha.
MEDIUM DENSITY RESIDENTIAL BLOCK 1			1.5398 ha.
COMMERCIAL BLOCK 205			2.7627 ha.
PARK BLOCK 204			0.5507 ha.
WALKWAY BLOCKS 37, 78, 107, & 162			0.0829 ha.
MUNICIPAL LAND BLOCK 207			1.0488 ha.
UNDEVELOPED LAND BLOCKS 208 & 209			0.6738 ha.
ROAD ALLOWANCES			3.4287 ha.
TOTAL			18.3969 ha.

PROJECT:
PROPOSED RESIDENTIAL SUBDIVISION
 ELIZA STREET

ARTHUR ONTARIO

SHEET TITLE:
DRAFT PLAN

DATE: FEB. 25 / 25 DRAWN: M.S.

DP: 1

SHEET No.
 SCALE: 1 : 1000
 COMP. REF. /ARTHUR/SITE1

COMMERCIAL SITE - AREA = 28,042.64 s.m.
 BUILDING AREA = 6,063.61 s.m.
 COVERAGE = 21.62%
 GROSS BUILDING AREA = 6,239.61 s.m.
 PARKING REQUIRED @ 1 CAR / 20 s.m. = 312 CARS
 PARKING PROVIDED = 312 CARS

ORIGINAL ROAD ALLOWANCE BETWEEN THE TOWNSHIPS OF WEST LUTHER AND WEST GARARAXA KNOWN AS THE KINGS HIGHWAY No. 9 PIN 71104-0214

Draft Plan 1 : 1000

0 10m 25m 50m 100m 200m