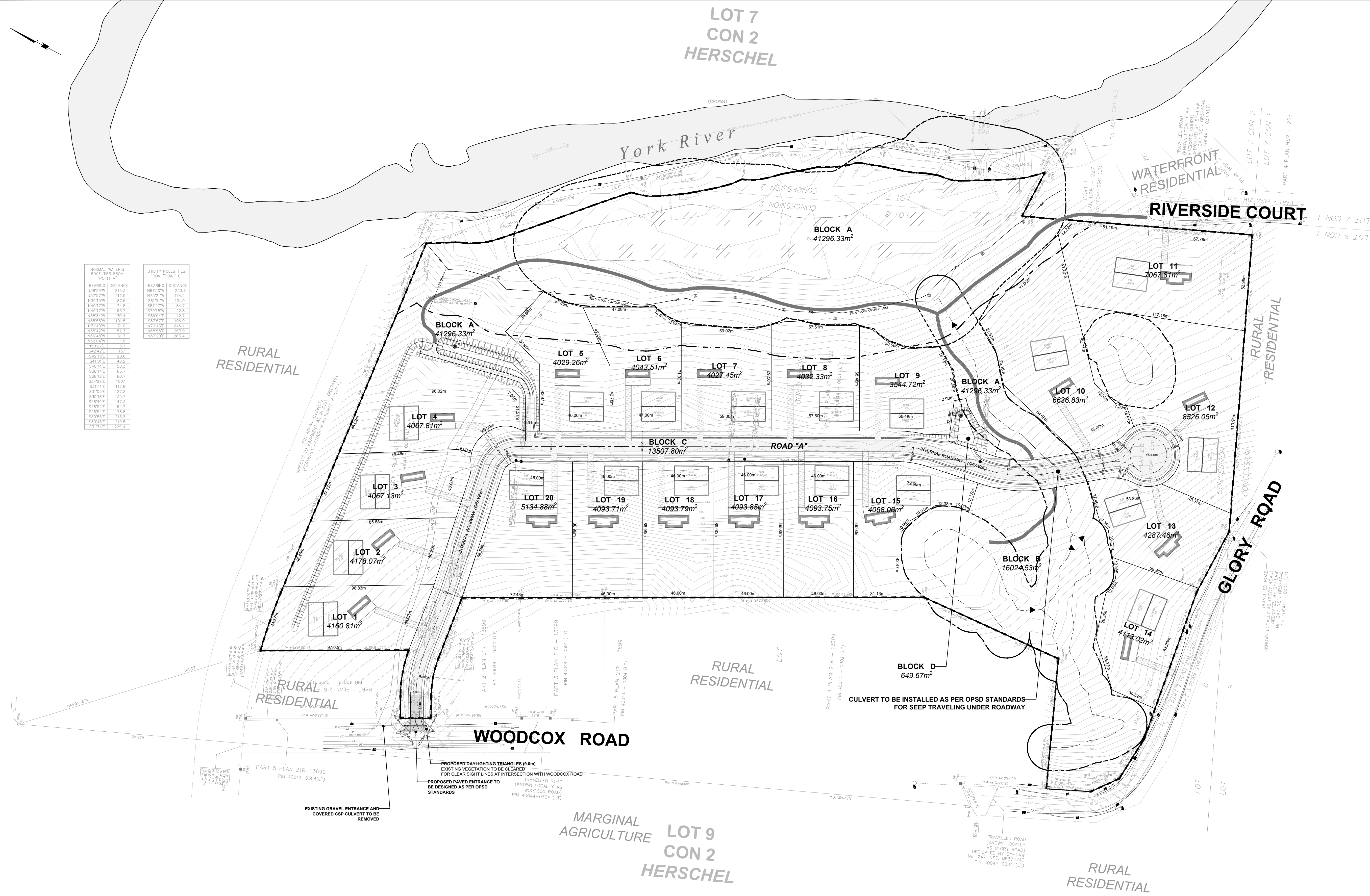




NORMAL WATER'S EDGE TIES FROM "POINT A"		UTILITY POLES TIES FROM "POINT B"	
BEARING	DISTANCE	BEARING	DISTANCE
N36°29'W	218.3	N61°50'W	223.1
N32°29'W	232.9	N32°29'W	174.2
N32°15'W	187.6	S81°51'W	151.0
N40°17'W	174.6	S81°27'W	94.7
N42°17'W	163.7	S79°18'W	22.6
N32°54'W	130.4	S86°04'E	42.7
N33°52'W	101.9	S87°57'E	106.0
N31°40'W	71.0	N17°43'E	246.4
N30°42'W	52.3	N68°53'E	253.0
N30°48'W	31.7		
N32°54'W	11.8		
N52°27'E	3.3		
S42°42'E	15.1		
S42°15'E	28.6		
S41°05'E	40.2		
S40°41'E	50.3		
S38°43'E	60.7		
S38°21'E	80.7		
S34°29'E	100.1		
S31°41'E	117.8		
S31°05'E	127.2		
S31°08'E	130.7		
S28°49'E	147.3		
S28°32'E	164.7		
S28°24'E	176.8		
S30°24'E	215.3		
S30°40'E	230.5		
S31°34'E	225.4		

OWNER'S CERTIFICATE
I hereby authorize EcoVue Consulting Services Inc.
to prepare and submit this plan to the County of Hastings

FRASER YOUNG _____ Date

SURVEYOR'S CERTIFICATE
This Draft Plan accurately shows the boundaries of all lands
proposed to be subdivided.
Certified by:

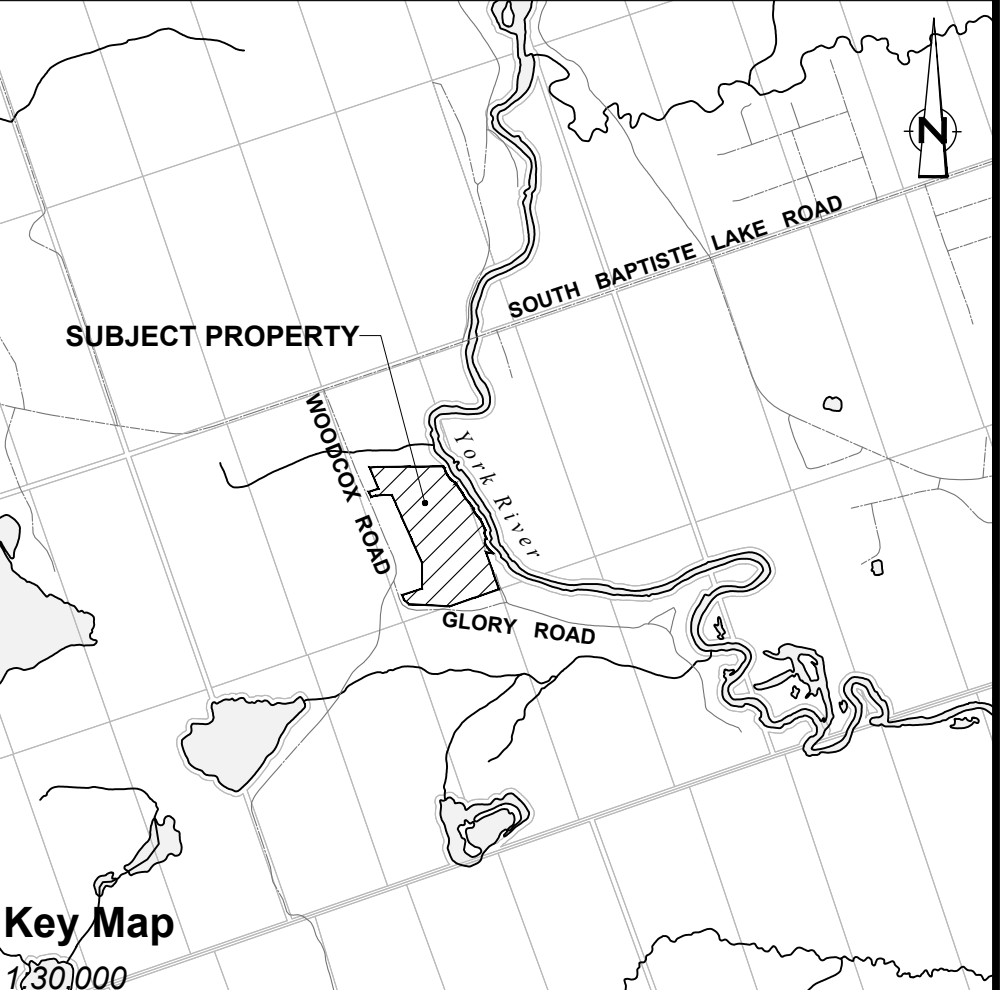
Rodney Geyer _____ Date
Ontario Land Surveyor

DRAFT PLAN OF SUBDIVISION

Subject to the conditions, if any, set forth
in our letter dated _____, 20____ this draft
plan is approved under Section 51 of the
Planning Act.
This _____ day of _____, 20____.

Authorized Signature
THE CORPORATION OF THE COUNTY
OF HASTINGS

REVISIONS	
DATE	DESCRIPTION
2022-02-09	ISSUED FOR REVIEW
2022-03-24	MINOR REVISION
2022-11-16	MINOR REVISION
2023-03-08	RESPONSE TO COMMENTS
2025-02-18	RESPONSE TO COMMENTS



- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - ✕ DENOTES WOOD STAKES
 - SIB DENOTES STANDARD IRON BAR
 - S8B DENOTES SHORT STANDARD IRON BAR
 - DENOTES IRON BAR
 - RP DENOTES ROCK POST
 - DENOTES 3/4" DIA. ROUND IRON BAR
 - WT DENOTES WITNESS
 - (834) DENOTES GREG BISHOP SURVEYING AND CONSULTING LTD.
 - (934) DENOTES H.C. BISHOP O.L.S.
 - (934) DENOTES BISHOP GEYER SURVEYING INC.
 - (746) DENOTES M.J. McALPINE O.L.S.
 - (M) DENOTES MEASURED
 - (P) DENOTES PLAN 21R-13699
 - (E) DENOTES PLAN 21R-14629
 - EA DENOTES EDGE OF ASPHALT
 - CLR DENOTES CENTERLINE OF ROAD
 - UP DENOTES UTILITY POLE
 - OW DENOTES OVERHEAD WIRES
 - GW DENOTES GUY WIRE
 - CD DENOTES CENTERLINE OF DITCH
 - TS DENOTES TOP OF SLOPE
 - BS DENOTES BOTTOM OF SLOPE
 - CV DENOTES CULVERT
 - CSP DENOTES CORRUGATED STEEL PIPE
 - PWF DENOTES POST AND WIRE FENCE
 - DENOTES 0.50 METRE CONTOURS
 - BP DENOTES BELL (TELECOM) PEDESTAL
- SUBJECT BOUNDARY

- EXISTING WETLAND (RETRIEVED FROM CAMBIUM EIS)
- EXISTING WETLAND BUFFER, 30m (RETRIEVED FROM CAMBIUM EIS)
- EXISTING SEEP, W/ DIRECTION OF FLOW (RETRIEVED FROM CAMBIUM EIS)
- EXISTING SEEP BUFFER, 15m (RETRIEVED FROM CAMBIUM EIS)
- FLOOD LINE ELEVATION (330m) BUFFER, 30m
- PROPOSED PEDESTRIAN TRAILS

Submission Requirements

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 (a-l) THE PLANNING ACT

a) As shown on this Draft Plan and Survey by Bishop Geyer Surveying Inc.

b) As shown on this Draft Plan

c) As shown on this Draft Plan

d) Residential Subdivision

e) As shown on this Draft Plan

f) As shown on this Draft Plan

f.1) N/A

g) As shown on this Draft Plan

h) Refer to report from Cambium Inc.

i) Refer to report by Cambium Inc.

j) As shown on this Draft Plan

k) None

l) As shown on this Draft Plan

Site Statistics		
BLOCK / LOT #	AREA (ha)	DESCRIPTION
LOTS 1 - 20	9.23	20 Single Detached Residential Units
BLOCK A	4.13	Open Space / Recreational Amenities / Storm Water Management
BLOCK B	1.60	Open Space / Recreational Amenities
BLOCK C	1.36 (length = 613.97m, min. CL turning radius = R20.0m)	Proposed Right-of-Way (Width = 20.0m)
BLOCK D	0.06	Storm Water Management
Total:	16.38	

ECOVUE
LAND USE PLANNING & DEVELOPMENT

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www.ecovueconsulting.com

DRAWN BY:
MC

PROJECT No.:
20-2032

APPROVED BY:

HORIZ. SCALE:
1:1250

REVISION DATE:
FEBRUARY 18, 2025

PLOT DATE:
FEBRUARY 18, 2025

ECOSTRUCTURE SUBDIVISION
FRASER YOUNG
PART OF LOTS 7 & 8, CONCESSION 2
GEOG. TWP. OF HERSCHEL
MUNICIPALITY OF HASTINGS HIGHLANDS
COUNTY OF HASTINGS

DRAFT PLAN OF SUBDIVISION

DP1