



LAND USE SCHEDULE		
LAND USE	AREA	SITE (%)
LOTS 1-31 = 3036m ² MIN. RURAL RESIDENTIAL	10.29ha	28.2%
BLOCK 101 - FUTURE ROAD WIDENING	0.15ha	0.4%
BLOCK 102 - 10-21 UNIT CONDOMINIUM/APARTMENT BUILDING	0.67ha	1.8%
BLOCK 103 - EXISTING WETLAND	1.18ha	3.2%
BLOCK 104, 109 - SWM POND	0.71ha	1.9%
BLOCK 105 - MAINTENANCE EASEMENT	0.09ha	0.2%
BLOCK 106, 108, 112 - OTHER LANDS OWNED BY DEVELOPER	15.20ha	41.5%
BLOCK 107 - DRAINAGE EASMENT	0.10ha	0.3%
BLOCK 110 - REGULATED LANDS	4.29ha	11.7%
BLOCK 112 - HYDRO EASEMENT	1.87ha	5.1%
BLOCK 113 - 0.30m RESERVE	0.00ha	0.0%
20.0m MUNICIPAL ROAD ALLOWANCE - STREET A, B, C	2.05ha	5.6%
SITE TOTAL	36.60ha	100%

DRAFT PLAN OF SUBDIVISION
GARDEN HILL ESTATES
 PLAN 39R-14329 - PART OF LOT 16, CONCESSION 8
 MUNICIPALITY OF PORT HOPE
 COUNTY OF NORTHUMBERLAND

SCALE 1:1250

NO.	DATE (Y/M/D)	REVISION	BY
5.	23/02/16	REVISED PER NSE COMMENTS	C.O.
4.	22/12/06	REVISED PER MUNICIPALITY COMMENTS	C.O.
3.	22/08/31	REVISED PER MUNICIPALITY COMMENTS	C.O.

ADDITIONAL INFORMATION REQUIRED - SECTION 51(17), PLANNING ACT

a) AS SHOWN ON THE DRAFT PLAN	g) AS SHOWN ON THE DRAFT PLAN
b) AS SHOWN ON THE DRAFT PLAN	h) WELL AND SEPTIC
c) AS SHOWN ON THE DRAFT PLAN	i) CLAY SILT TO SILTY SAND
d) SEE LAND USE SCHEDULE	j) AS SHOWN ON THE DRAFT PLAN
e) AS SHOWN ON THE DRAFT PLAN	k) NON APPLICABLE
f) AS SHOWN ON THE DRAFT PLAN	l) AS SHOWN ON THE DRAFT PLAN
f.1) NOT APPLICABLE	

OWNER'S CERTIFICATE
 I AUTHORIZE MONUMENT GEOMATICS TO PREPARE AND SUBMIT THIS DRAFT PLAN FOR APPROVAL.

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

OWNER: MISTRAL LAND DEVELOPMENT INC.
 DATE: _____

ONTARIO LAND SURVEYOR
 D.S. URSO.
 DATE: _____

PROJECT No.: 21-0135
 DRAWN: T.M.
 CHECKED: C.O.
 DATE: 23/02/16

KEY PLAN

MONUMENT GEOMATICS
 MONUMENTGE.COM