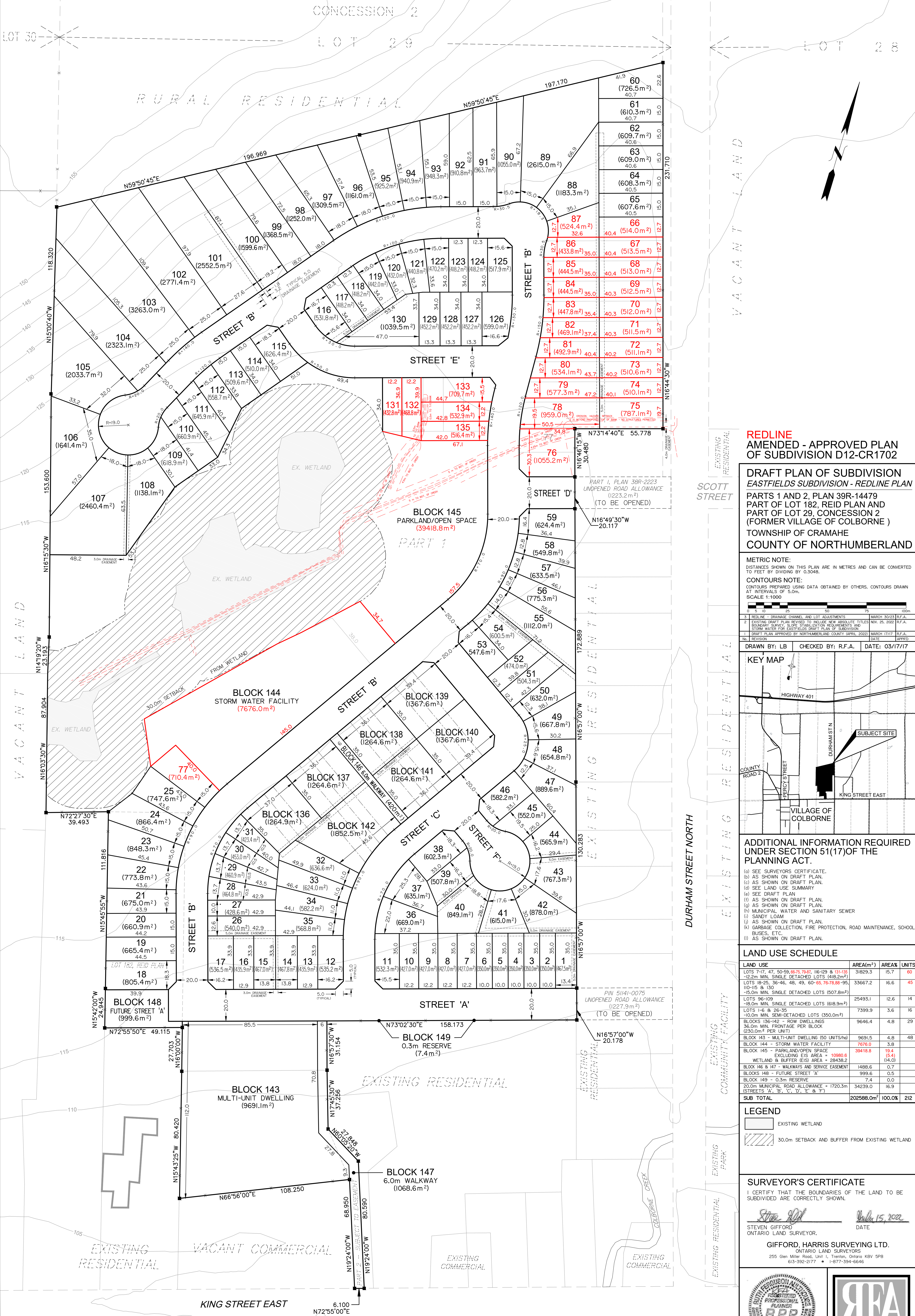




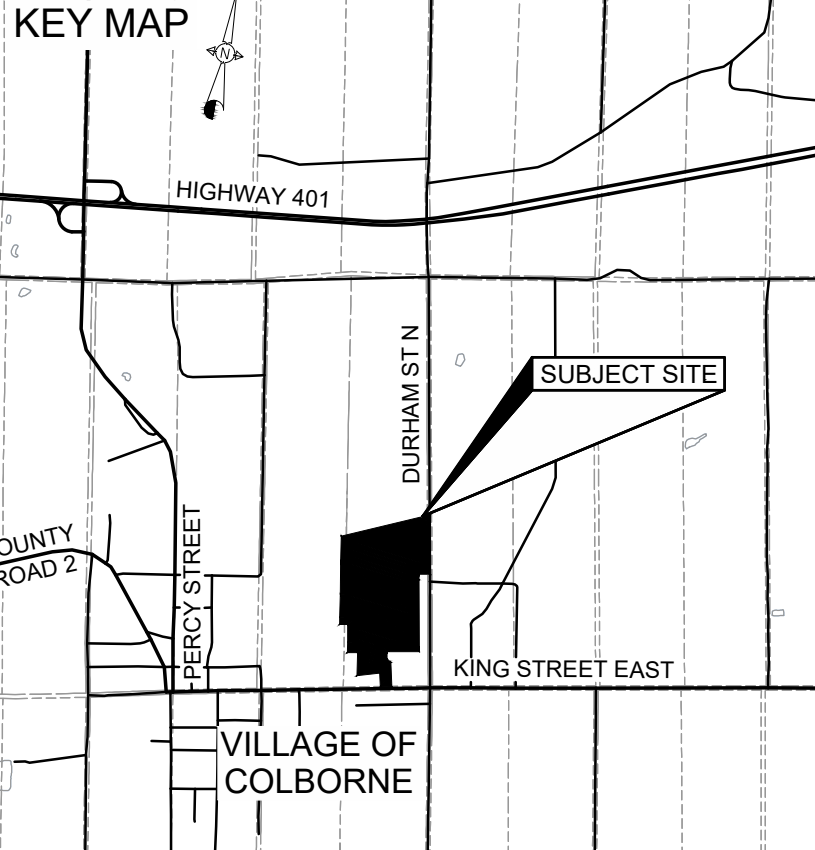
REDLINE
AMENDED - APPROVED PLAN
OF SUBDIVISION D12-CR1702

DRAFT PLAN OF SUBDIVISION
EASTFIELDS SUBDIVISION - REDLINE PLAN
PARTS 1 AND 2, PLAN 39R-14479
PART OF LOT 182, REID PLAN AND
PART OF LOT 29, CONCESSION 2
(FORMER VILLAGE OF COLBORNE)
TOWNSHIP OF CRAMAHE
COUNTY OF NORTHUMBERLAND

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048.

CONTOURS NOTE:
CONTOURS PREPARED USING DATA OBTAINED BY OTHERS, CONTOURS DRAWN
AT INTERVALS OF 5.0m.
SCALE 1:1000

3	REDLINE - DRAINAGE CHANNEL AND LOT ADJUSTMENTS	MARCH 30/23	R.F.A.
2	EXISTING DRAFT PLAN REVISED TO INCLUDE NEW ABSOLUTE TITLES	NOV. 25, 2022	R.F.A.
1	BOUNDARY SURVEY, STORM WATER STABILIZATION REQUIREMENTS AND		
	STORM WATER FOR EASTFIELDS DRAFT PLAN OF SUBDIVISION		
	DRAFT PLAN APPROVED BY NORTHUMBERLAND COUNTY (MARCH 2022)	MARCH 17/17	R.F.A.
NO.	REVISION	DATE	APPROVED
DRAWN BY: LB CHECKED BY: R.F.A. DATE: 03/17/17			



ADDITIONAL INFORMATION REQUIRED
UNDER SECTION 51(17) OF THE
PLANNING ACT.

- (a) SEE SURVEYOR'S CERTIFICATE.
- (b) AS SHOWN ON DRAFT PLAN.
- (c) AS SHOWN ON DRAFT PLAN.
- (d) SEE DRAFT PLAN.
- (e) SEE DRAFT PLAN.
- (f) AS SHOWN ON DRAFT PLAN.
- (g) AS SHOWN ON DRAFT PLAN.
- (h) MUNICIPAL WATER AND SANITARY SEWER
- (i) SANDY LOAM
- (j) AS SHOWN ON DRAFT PLAN.
- (k) GARBAGE COLLECTION, FIRE PROTECTION, ROAD MAINTENANCE, SCHOOL BUSES, ETC.
- (l) AS SHOWN ON DRAFT PLAN.

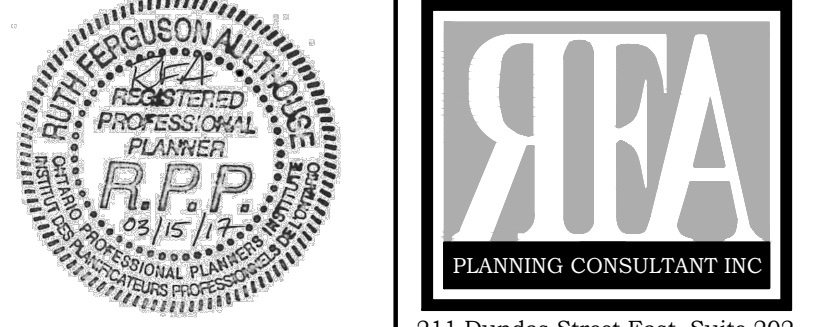
LAND USE SCHEDULE			
LAND USE	AREA(m²)	AREA%	UNITS
LOTS 7-17, 47, 50-59, 66-75, 79-87, 116-129 & 131-135	31829.3	15.7	60
12.2m MIN. SINGLE DETACHED LOTS (418.2m²)			
LOTS 18-25, 36-46, 48, 49, 60-65, 76-78, 88-95, 110-115 & 130	33667.2	16.6	45
15.0m MIN. SINGLE DETACHED LOTS (507.8m²)			
LOTS 96-109	25493.1	12.6	14
18.0m MIN. SINGLE DETACHED LOTS (618.9m²)			
LOTS 1-6 & 26-35	7399.9	3.6	16
10.0m MIN. SEMI-DETACHED LOTS (350.0m²)			
BLOCKS 136-142 - ROW DWELLINGS	9646.4	4.8	29
36.0m MIN. FRONTAGE PER BLOCK (230.0m² PER UNIT)			
BLOCK 143 - MULTI-UNIT DWELLING (50 UNITS/ha)	9691.5	4.8	48
BLOCK 144 - STORM WATER FACILITY	7676.0	3.8	
BLOCK 145 - PARKLAND/OPEN SPACE	39418.8	19.4	
EXCLUDING EIS AREA - 10980.6			
WETLAND & BUFFER (EIS) AREA - 28436.2			
BLOCK 146 & 147 - WALKWAYS AND SERVICE EASEMENT	1488.6	0.7	
BLOCKS 148 - FUTURE STREET 'A'	999.6	0.5	
BLOCK 149 - 0.3m RESERVE	7.4	0.0	
20.0m MUNICIPAL ROAD ALLOWANCE - 1720.3m	34239.0	16.9	
(STREETS 'A', 'B', 'C', 'D', 'E' & 'F')			
SUB TOTAL	202588.0m²	100.0%	212

LEGEND	
	EXISTING WETLAND
	30.0m SETBACK AND BUFFER FROM EXISTING WETLAND

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

Steven Gifford *John 15, 2022*
STEVEN GIFFORD DATE
ONTARIO LAND SURVEYOR.

GIFFORD, HARRIS SURVEYING LTD.
255 Glen Miller Road, Unit 1, Trenton, Ontario K8V 5P8
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