


**DRAFT PLAN OF SUBDIVISION
23T-2020
CACHET DEVELOPMENTS (ARTHUR) INC.**

LEGAL DESCRIPTION
PART OF PARK LOTS 6, 7 & 8
NORTH SIDE OF SMITH STREET
PART OF PARK LOTS 3 & 4
SOUTH SIDE OF DOMVILLE STREET
CROWN SURVEY
(GEOGRAPHIC VILLAGE OF ARTHUR)
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON

OWNERS CERTIFICATE
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWNSHIP OF WELLINGTON NORTH FOR APPROVAL.

SIGNED  DATE JULY 27, 2020
RAMSEY SHAHEEN, A.S.O.
CACHET DEVELOPMENTS (ARTHUR) INC.

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

SIGNED  DATE JULY 27, 2020
JAMIE LAWS, O.L.S.
VAN HARTEN SURVEYING INC.

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS
10.7m-12.2m (35'-40') DETACHED	1-133	5.47	13.52	133
6.1m (20') TOWNHOUSE	134-143	1.17	2.89	64
SWM POND	144	1.05	2.59	
PARK/LINEAR PARKETTE	145,146	0.45	1.11	
WALKWAY	147	0.02	0.05	
6m PIPE BLOCKS	148,149	0.08	0.20	
0.3m RESERVE	150	0.00	0.00	
20m ROW (LENGTH: 1,456m)		2.98	7.36	
TOTAL	150	11.22	27.73	197

NOTES
-DAYLIGHT TRIANGLE DIMENSIONS: 7.5m x 7.5m
-MINIMUM SETBACKS:
-FRONT YARD: 5m (6m for Garages)
-MINIMUM EXTERIOR YARD: 3m for Singles, 4.5m for Townhouses
-MINIMUM REAR YARD: 7.6m for Singles, 6.7m for Townhouses