

**DRAFT PLAN OF SUBDIVISION OF**  
 PART OF LOT 20, CONCESSION 5  
 GEOGRAPHIC TOWNSHIP OF CLARENCE  
 CITY OF CLARENCE-ROCKLAND  
 COUNTY OF RUSSELL

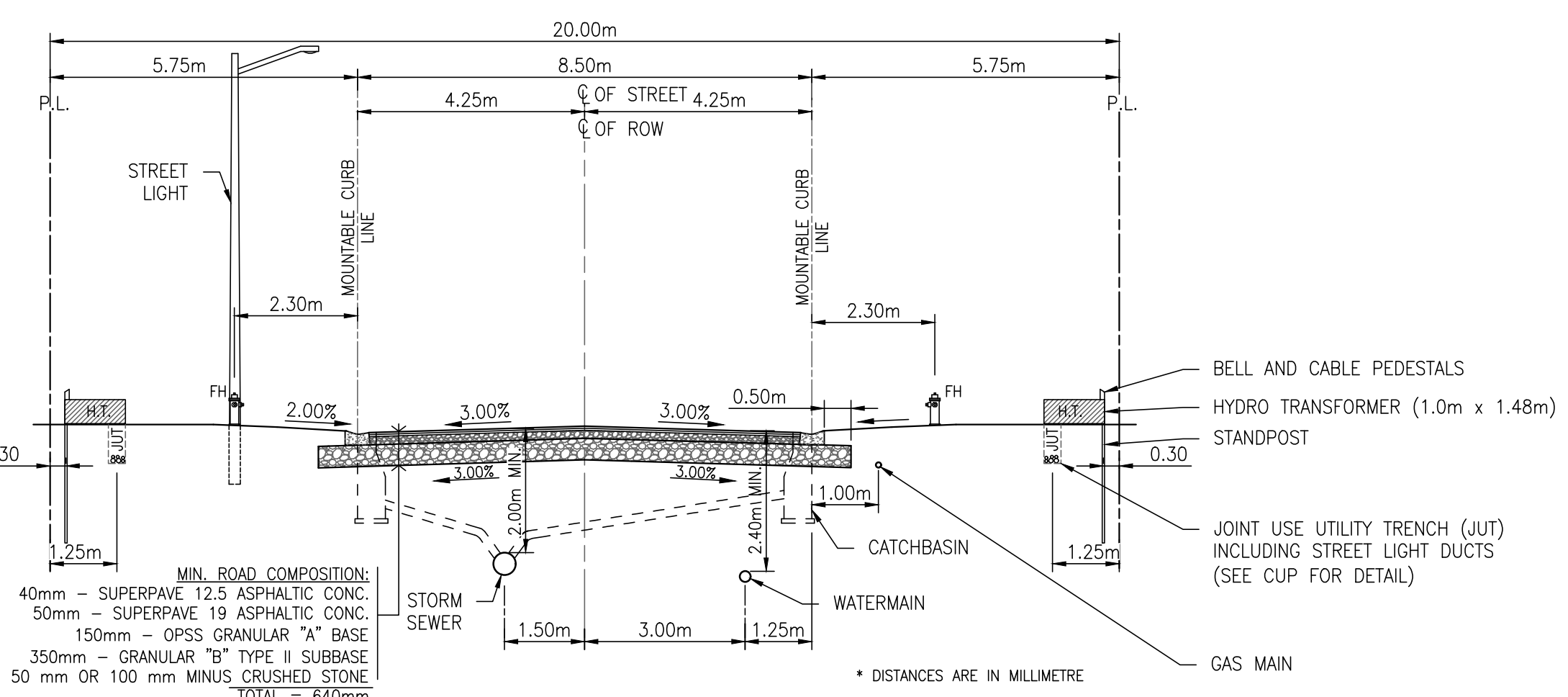
**TOPOGRAPHIC INFORMATION**  
 TOPOGRAPHIC INFORMATION PROVIDED BY  
 FARLEY, SMITH & DENIS SURVEYING LTD.,  
 FILE No. 178-22. SURVEY DATED MAY 2022.

**ELEVATIONS:**  
 ELEVATION SHOWN ON THIS PLAN ARE GEODETIC  
 AND REFERRED TO GEODETIC DATUM  
 CGVD-1928:1978. (MONUMENT NO. 0011970/196).  
 BEARINGS:  
 BEARINGS HEREON ARE GRID BEARINGS DERIVED  
 FROM THE CAN-NET REAL TIME NETWORK AND ARE  
 REFERRED TO THE CENTRAL MERIDIAN OF MTM ZONE  
 9 (76°30' WEST LONGITUDE) NAD-83 CSRS (2010).  
 UTILITIES:  
 UNDERGROUND UTILITY DATA DERIVED FROM  
 CLARENCE-ROCKLAND UTILITY SHEET REFERENCE:  
 B-C-328 & B-C-329.

**GEOTECHNICAL REPORT**  
 REFER TO GEOTECHNICAL SUBSURFACE INVESTIGATION  
 REPORT No. 220422, DATED JUNE 30, 2022,  
 PREPARED BY KOLLAARD ASSOCIATES INC.,  
 INFORMATION PRESENTED IN THESE DRAWINGS HAS  
 BEEN INTERPOLATED FROM THE GEOTECHNICAL REPORT  
 AND ACCURACY IS NOT GUARANTEED. CONTRACTORS  
 ARE ADVISED TO READ THE GEOTECHNICAL REPORT  
 AND ASSUME THEIR OWN CONCLUSIONS.

**TERRAIN STUDY**  
 REFER TO THE TERRAIN STUDY No. 220422, DATED  
 JULY 7, 2022, PREPARED BY KOLLAARD ASSOCIATES  
 INC.

- LEGEND:**
- PROPERTY LIMIT
  - LOT LIMIT
  - EASEMENT
  - RV2-6 ZONING TYPE
  - TP TEST PIT
  - SETBACK LINE
  - LANDSCAPED AREA
  - SEPTIC SYSTEM APPROXIMATE LOCATION
  - PROPOSED CURB
  - EX. WM EXISTING WATERMAIN
  - EX. STM EXISTING STORM SEWER



- NOTES**
- THIS SECTION IS NOT FINAL AS UTILITIES ARE TO BE STUDIED LATER.
  - JUT: JOINT USE TRENCH FOR HYDRO ONE, BELL AND CABLE.
  - CONCRETE MOUNTABLE CURB AS PER OPSD 600.100. CATCH BASIN TYPE WILL SUIT CURB TYPE.
  - AT CATCH BASIN AND HYDRANT LOCATIONS, THE GAS MAIN SHALL HAVE A MINIMUM 0.5m CLEARANCE FROM STRUCTURES.
  - PRIMARY HYDRO DUCTS & COMMUNICATION DUCTS (ENCASED) TYPICALLY REQUIRED ON ONE SIDE OF ROW ONLY. PROVIDE 1.0 m COVER ON ALL CONCRETE ENCASED DUCTS.
  - STREET LIGHTS AND SIDEWALKS ARE TO BE LOCATED ON OPPOSITE SIDES OF THE ROW FOR THE OPTION WITH SIDEWALK AND CURB.
  - FIRE HYDRANTS TO BE LOCATED ON THE WATERMAIN SIDE OF THE STREET.
  - WHEN EXISTING FILL IS ENCOUNTERED, SUBBASE SHALL BE 450 mm AND SHALL BE LAID OVER NON-WOVEN GEOTEXTILE FABRIC SUCH AS TERRAFIX 270R OR SIMILAR.

**TABLE OF BLOCKS**

BLOCK No.	AREA (m <sup>2</sup> )	DESCRIPTION
BLOCK 1	57.73	COUNTY ROAD RESERVE
BLOCK 2	59.18	BLOCK TO BE PART OF THE ROW
BLOCK 3	83.33	CUL-DE-SAC
BLOCK 4	43.21	CUL-DE-SAC
BLOCK 5	40.13	CUL-DE-SAC
BLOCK 6	2026.55	SEMI-DETACHED

**TABLE OF LOTS**

LOT No.	AREA (m <sup>2</sup> )
1	1734.49
2	2301.35

**SUBDIVISION SERVICING**

WATER SUPPLY	MUNICIPAL DRINKING WATER VIA CHAMPLAIN ST
SANITARY SEWER	PROPOSED PRIVATE INDIVIDUAL SEPTIC SYSTEMS
EXISTING STORM SEWER	MUNICIPAL SEWER AT CHAMPLAIN ST
STORMWATER MANAGEMENT	ON SITE INFILTRATION AND STORAGE
HYDRO	POWER LINES AT CHAMPLAIN ST
OTHER UTILITIES: GAS, BELL,...	TO BE CHECKED LATER

TOTAL PROPERTY AREA= 7751.5 m<sup>2</sup> (1.92 Acre) AS PER SURVEY

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

DATED: .....  
 (ONTARIO LAND SURVEYOR)

**OWNER'S CERTIFICATE**

WE, BLACKBRIDGE HOMES INC., BEING THE REGISTERED OWNERS, HEREBY AUTHORIZE ADVANCE ENGINEERING LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF CLARENCE-ROCKLAND FOR REVIEW AND APPROVAL.

.....  
 DATED SIGNATURE

**DRAFT APPROVAL**

THIS FINAL PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 51(58) OF THE PLANNING ACT R.S.O. 1990 THIS ..... DAY OF ..... 2023.

.....  
 JULIAN LENHART  
 DIRECTOR OF COMMUNITY DEVELOPMENT  
 CITY OF CLARENCE-ROCKLAND

THE CORPORATION OF THE CITY OF CLARENCE-ROCKLAND  
 VILLAGE OF BOURGET

PART 1, PLAN OF PART OF LOT 20,  
 CONCESSION 5  
 TOWNSHIP OF CLARENCE, COUNTY OF RUSSELL

3748 CHAMPLAIN STREET  
 ZONING BY-LAW No. 2016-10:  
 SPECIAL EXCEPTION ZONES - RV2-6  
 VILLAGE DENSITY SECOND DENSITY  
 NUMBER OF PROPOSED LOTS: 4 UNITS:  
 2 SINGLE DETACHED  
 2 SEMI-DETACHED

**ZONING COMPLIANCE VILLAGE RESIDENTIAL RV2-6 (EXCEPTION 6)**

ZONING PROVISION FOR PARTIAL SERVICES (WATER)	SINGLE-DETACHED	SEMI-DETACHED
LOT FRONTAGE (m) *	20.0	20.0
MIN. LOT AREA (m <sup>2</sup> )	1300	900 / UNIT
MIN. FRONT YARD - LOCAL RD (m)	7.5	7.5
MIN. REAR YARD (m)	6.0	6.0
MIN. EXT. SIDE YARD - LOC. RD (m)	6.0	6.0
MIN. INT. SIDE YARD (m)	1.5	1.5
MAX. HEIGHT (m)	11.0	11.0
MAX. LOT COVERAGE	30 %	30 %
MINIMUM DWELLING UNIT AREA (m <sup>2</sup> )	100	100

\* PROPOSED LOT FRONTAGE: 19.41 m - RELIEF REQUIRED

- NOTES:**
- SEPTIC TANK AND LEECHING BED ARE SHOWN AT APPROXIMATE LOCATIONS.
  - ALL SEPTICS TO BE DESIGNED ACCORDING TO OBC CONSIDERING THE HYDROGEOLOGY, GROUNDWATER TABLE, ETC.
  - THE PROPOSED SEPTIC LAYOUT SHALL NOT INFRINGE ON MINIMUM CLEARANCE DISTANCES OF EXISTING WELLS AND SEPTICS.

**BLOCKS:**  
 BLOCK -1: RESERVE FOR FUTURE ROAD WIDENING.  
 BLOCK -2: TO BE PART OF STREET A R-0-W-.

3	FOR DRAFT PLAN APPROVAL	02/08/23
2	SURVEY ADDED	09/19/22
1	OWNER / PRE-CONSULTATION	03/08/22
No.	REVISION / ISSUE	DATE MM/DD/YY

PREPARED BY:  
 Mongi Mabrouk P.Eng.  
 Phone: 613-896-9170  
 Email: eng.services.ca@gmail.com

**AE ADVANCE ENGINEERING**  
 REGISTERED PROFESSIONAL ENGINEER  
 M. MABROUK  
 100136017  
 02/08/2023  
 PROVINCE OF ONTARIO

PROJECT NAME AND ADDRESS:  
**PROPOSED RESIDENTIAL SUBDIVISION**  
 3748 CHAMPLAIN STREET  
 BOURGET, ONTARIO

APPLICANT:  
 KEVIN DUNAC  
 BLACKBRIDGE HOMES  
 blackbridgehomes@gmail.com

TITLE:  
**DRAFT PLAN OF SUBDIVISION**

SCALE: **1:500**  
 DRAWING No.:  
 DRAFTED BY:  
 PROJECT No.: **128**  
 DATE: **2/24/23**

**DP**