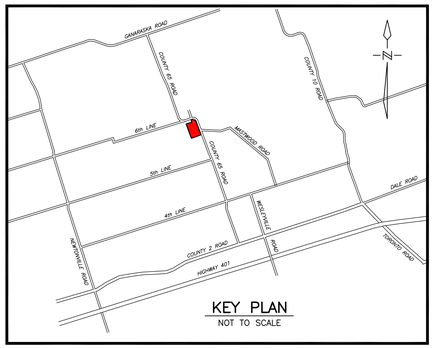

AGRICULTURAL

60.20m N21°54'00"W 199.90m N21°54'00"W 104.67m N22°53'30"W 21.95m N21°34'10"W 80.45m N21°30'10"W 88.11m N21°57'20"W

RURAL RESIDENTIAL

RURAL RESIDENTIAL

BLOCK 42
OPEN SPACE

BLOCK 42
OPEN SPACE

BLOCK 42
OPEN SPACE

BLOCK 41
AREA=0.603ha
PARK

BLOCK 40
SWM POND
AREA=0.380ha

BLOCK 39
SWM POND
AREA=0.442ha

BLOCK 46
AREA=1.024ha
OTHER LANDS OWNED BY APPLICANT

BLOCK 45
(5.0m ROAD WIDENING)

BLOCK 43
(5.0m ROAD WIDENING)

BLOCK 44
(5.0m ROAD WIDENING)

STREET 'A'

STREET 'B'

LOT 1 AREA=0.191ha
LOT 2 AREA=0.192ha
LOT 3 AREA=0.190ha
LOT 4 AREA=0.188ha
LOT 5 AREA=0.188ha
LOT 6 AREA=0.188ha
LOT 7 AREA=0.188ha
LOT 8 AREA=0.188ha
LOT 9 AREA=0.188ha
LOT 10 AREA=0.188ha
LOT 11 AREA=0.194ha
LOT 12 AREA=0.199ha
LOT 13 AREA=0.206m
LOT 14 AREA=0.227ha
LOT 15 AREA=0.220ha
LOT 16 AREA=0.205ha
LOT 17 AREA=0.213ha
LOT 18 AREA=0.204ha
LOT 19 AREA=0.200ha
LOT 20 AREA=0.203ha
LOT 21 AREA=0.201ha
LOT 22 AREA=0.204ha
LOT 23 AREA=0.216ha
LOT 24 AREA=0.211ha
LOT 25 AREA=0.258ha
LOT 26 AREA=0.203ha
LOT 27 AREA=0.201ha
LOT 28 AREA=0.204ha
LOT 29 AREA=0.203ha
LOT 30 AREA=0.203ha
LOT 31 AREA=0.203ha
LOT 32 AREA=0.203ha
LOT 33 AREA=0.202ha
LOT 34 AREA=0.201ha
LOT 35 AREA=0.214ha
LOT 36 AREA=0.292ha
LOT 37 AREA=0.261ha
LOT 38 AREA=0.212ha

EXIST BUILDINGS TO BE REMOVED
AREA=0.334ha ±
OTHER LANDS OWNED BY APPLICANT

COUNTY ROAD 65
MASTWOOD ROAD

LAND USE SCHEDULE

PROPOSED USE	LOT/BLK #	# OF LOTS/BLKS	# OF UNITS	AREA (ha)
LOW DENSITY RESIDENTIAL				
SINGLE DETACHED	LOTS 1 – 38	38	38	8.076
NON RESIDENTIAL				
SWM PONDS	BLOCK 39,40	2		0.822
PARK	BLOCK 41	1		0.603
OPEN SPACE	BLOCK 42	1		12.235
ROAD WIDENING	BLOCK 43,44,45	3		0.306
OTHER LANDS OWNED BY APPLICANT	BLOCK 46	1		1.024
ROADS	20.0m ROW			1.447
TOTALS		46	38	24.289

LEGEND

- WETLANDS (20231024) BOUNDARY
- 30.0m SETBACK FROM WETLANDS (20231024)
- TREELINE (20231024) BOUNDARY
- 10.0m/15.0m SETBACK FROM WOODLANDS (20231024)

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

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

No.	REVISION	DATE	BY	APPROVED

REVISIONS

OWNER'S AUTHORIZATION

I/WE
LAND OWNER
BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE
D.G.BIDDLE AND ASSOC. LTD.
TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL

SIGNED _____
TITLE

DATE _____

SURVEYOR'S CERTIFICATE

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

ONTARIO LAND SURVEYOR
ONTARIO LAND SURVEYORS

SIGNED _____
O.L.S

DATE _____

PRELIMINARY

DRAFT PLAN

PART OF LOT 27, CONCESSION 5
FORMERLY IN THE TOWNSHIP OF HOPE
NOW IN THE
MUNICIPALITY OF PORT HOPE
COUNTY OF NORTHUMBERLAND

D.G. Biddle & Associates Limited
consulting engineers and planners
96 KING STREET EAST • OSHAWA,ON L1H 1B6
PHONE (905)576-8500 • FAX (905)576-9730
info@dgbiddle.com

MICHAEL J. FAY — REGISTERED PROFESSIONAL PLANNER — R.P.P.

SCALE:	1:1000
DRAWN BY:	B.B.
DESIGN BY:	M.J.F.
CHECKED BY:	M.J.F.
PLOT DATE:	27/11/2024

122049

DP-1

X:\STAFF_JOB FILES\122000\122049 5868 COUNTY RD 65\122049 DRAWINGS\122049 DRAWINGS CIVIL\122049 ENGINEERING DRAWINGS\122049-20241126-DRAFT PLAN.DWG