



DRAFT PLAN OF SUBDIVISION

ALGONQUIN GARDEN

MR. GUO, ROBERT
DIRECTOR
2463756 ONTARIO INC.
PART OF
CON 11 LOT 27 - 31
CON 10 LOT 27 - 31
CON 09 LOT 27 - 33
CON 08 LOT 27 - 31

MR. TWP. OF HARCOURT
THE MUNICIPALITY OF DYSERT ET AL

OWNER'S CERTIFICATE

I hereby authorize EcoVue Consulting Services Inc. to prepare and submit this plan to the County of Haliburton

Signing Authority, 2463756 Ontario Inc.

Date

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided on this plan and their relationship to the adjacent lands are accurately and correctly shown.

Kevin R.D. Smith

Date

Ontario Land Surveyor
For: P.A. Miller Surveying LTD.

DEVELOPMENT DESCRIPTION

The proposed development land is located along Bencoir Lake and Elephant Lake. On all the proposed lots, the building will be located on Waterfront Residential Area, as per the Official Plan Municipality of Dysart et al, approved on May 18, 2018.

SUBMISSION REQUIREMENTS

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 (a-i) THE PLANNING ACT

- a) As shown on this Draft Plan
- b) As shown on this Draft Plan
- c) As shown on this Draft Plan
- d) Residential Subdivision
- e) As shown on this Draft Plan
- f) As shown on this Draft Plan
- f.1) N/A
- g) As shown on this Draft Plan and Plans by King EPCM
- h) Refer to report from King EPCM
- i) Refer to report from King EPCM
- j) As shown on this Draft Plan
- k) None
- l) As shown on this Draft Plan

SURVEY NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY STATIC GNSS OBSERVATIONS, SHOWN HEREON. BEARING OF N67°45'10"E, REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS) v7.1 EPOCH 2010. GNSS BASELINE POST PROCESSED FROM LEICA REFERENCE STATION - HALIBURTON. FOR BEARING COMPARISONS, A ROTATION OF 1°59'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1 THROUGH P6 AND 2°02'25" COUNTER-CLOCKWISE ON P7.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00017448. PROPERTY LINES ARE UNFENCED, UNLESS OTHERWISE NOTED.

FENCES ARE LOCATED ON PROPERTY LINES, UNLESS OTHERWISE NOTED.

TIES SHOWN TO THE WATER'S EDGE OF YORK RIVER ARE AT RIGHT ANGLES TO THE TRAVERSE LINE, UNLESS OTHERWISE NOTED.

SSIB'S PLANTED DUE TO INSUFFICIENT OVERBURDEN

CONTOUR INFORMATION AND LOT CONCEPT FROM KING EPCM.

FOR FULL SURVEY DETAILS REFER TO PLANS BY P.A. MILLER SURVEYING LTD.

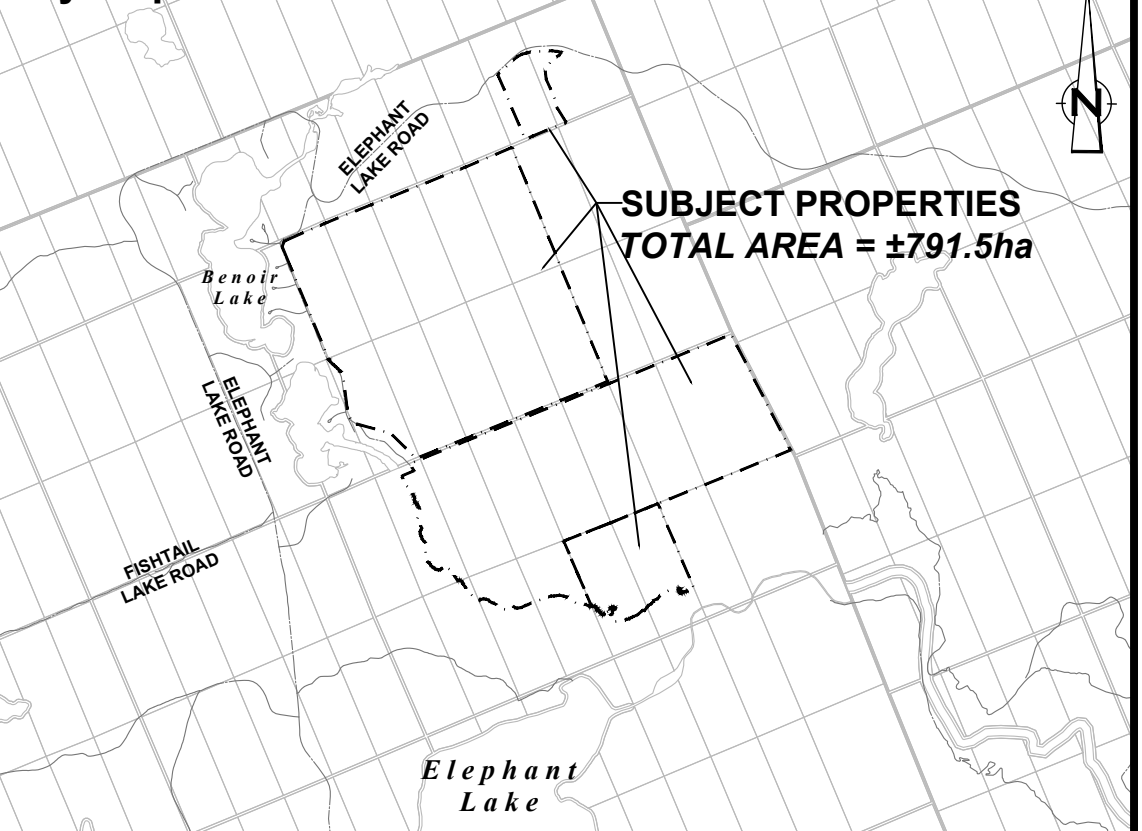
LEGENDS

- SUBJECT BOUNDARY
- EXISTING PARCEL
- EXISTING LOT AND CONCESSION FABRIC (APPROX.)
- WATERBODY
- EXISTING WATERCOURSE
- EXISTING WETLANDS (Unverified, retrieved from LIO)
- EXISTING WETLANDS (Provincially Significant, retrieved from LIO)
- EXISTING SIGNIFICANT WILDLIFE HABITAT
- 1:100 YEAR FLOODPLAIN BOUNDARY
- EXISTING CONTOUR ELEVATION (5m Interval)
- EXISTING GRAVEL DRIVE
- EXISTING MUNICIPAL ROAD
- PROPOSED LOT/BLOCK LINE
- PROPOSED PHASE LINE
- OTHER LANDS OWNED BY THE APPLICANT

REVISION HISTORY			
No.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	12.14.2023	MC
2	RESPONSE TO COMMENTS	04.25.2024	MC
3	RESPONSE TO COMMENTS	12.20.2024	PP
4	RESPONSE TO COMMENTS	05.07.2025	PP

DRAFT PLAN STATISTICS				
LOT/BLOCK NUMBER	LOT FRONTAGE (m)	AREA (sq.m)	AREA (ha)	DESCRIPTION
LOT 26	555.5	347103.36	34.71	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 27	60.2	7344.97	0.73	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 28	60.1	6331.24	0.63	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 29	60.0	6267.94	0.63	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 30	60.2	7868.07	0.79	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 31	60.8	9244.75	0.92	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 32	60.2	10799.40	1.08	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 33	60.2	7695.34	0.77	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 34	60.1	8792.81	0.88	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 35	61.1	9675.67	0.97	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 36	60.2	8814.32	0.88	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 37	60.3	8925.93	0.89	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 38	60.1	8807.00	0.88	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 39	60.0	8430.18	0.84	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 40	60.6	8145.23	0.81	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 41	64.7	9876.76	0.99	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 42	63.2	7521.95	0.75	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 43	60.4	8403.44	0.84	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 44	60.0	5083.06	0.51	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 45	60.0	4560.58	0.47	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 46	60.0	4295.53	0.43	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 47	60.0	5239.51	0.52	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 48	60.0	11143.59	1.11	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 49	60.0	20765.12	2.08	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 50	60.0	8511.75	0.85	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 51	60.2	10145.48	1.01	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 52	290.4	99209.35	9.92	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 53	64.0	4186.57	0.42	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 54	60.1	4040.88	0.40	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 55	60.1	4129.90	0.41	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 56	60.4	4333.05	0.43	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 57	60.1	4746.70	0.47	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 58	60.3	6973.71	0.70	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 59	60.0	13520.20	1.35	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 60	60.0	11323.44	1.13	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 61	60.1	12974.77	1.30	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 62	60.8	9813.70	0.98	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
LOT 63	60.1	12260.28	1.23	SINGLE DETACHED RESIDENTIAL, PRIVATE SERVICING - SHORELINE FRONTAGE
BLOCK A	0	60648.41	6.06	PROPOSED CONDO LANEWAY (PRIVATE) - 8m WIDTH
BLOCK B	60.3	16579.81	1.66	PROPOSED SHARED WATERFRONT ACCESS - SHARED CLUBHOUSE
TOTAL	3084.9	824633.06	82.46	

Key Map



SUBJECT PROPERTIES
TOTAL AREA = ±791.5ha