



PRELIMINARY

DRAFT PLAN OF SUBDIVISION
OF PART OF BLOCK 182
REGISTERED PLAN No. 54
CITY OF KINGSTON
COUNTY OF FRONTENAC
SCALE: 1 : 500



METRIC
DISTANCES & COORDINATES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048

HOPKINS CHITTY LAND SURVEYORS INC.
2021

THIS REPORT WAS PREPARED FOR
SIDERIUS DEVELOPMENTS LTD. & THE
UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHER PARTIES

NOTE & LEGEND:
BEARINGS SHOWN HEREON ARE GRID BEARINGS REFERRED TO THE
CENTRAL MERIDIAN, 75° WEST, ZONE 18, OF NAD 83 (1989 ADJUSTMENT),
6° UTM COORDINATE SYSTEM (GRS80 ELLIPSOID) AND ARE DERIVED FROM
HORIZONTAL CONTROL MONUMENTS 0101990201, 00819680616 & 01019840003

NAD 83 UTM COORDINATES (ZONE 18)		
POINT No.	NORTHING (M)	EASTING (M)
0101990201	4897364.995	375546.430
00819680616	4908651.683	393861.806
01019840003	4904874.771	394057.750
COMBINED SCALE FACTOR : 0.999782961.		

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
GRID DISTANCES CAN BE CALCULATED BY MULTIPLYING THE GROUND DISTANCES
SHOWN ON THE PLAN BY THE COMBINED SCALE FACTOR OF 0.999782961.

SYMBOL	DENOTES	DESCRIPTION
□	DENOTES	SURVEY MONUMENT PLANTED
■	"	SURVEY MONUMENT FOUND
SSIB	"	SHORT STANDARD IRON BAR
SIB	"	STANDARD IRON BAR
IB	"	IRON BAR
RP	"	ROCK POST
CP	"	CONCRETE PIN
WT	"	WITNESS
CALC	"	CALCULATED
S	"	SET
M	"	MEASURED
1596	"	LESLIE M. HIGGINSON O.L.S.
1407	"	M. PETER ALLEN O.L.S.
PWC	"	PUBLIC WORK CANADA
681	"	D.C. SMITH, O.L.S.
1296	"	R.H. SMITH, O.L.S.
1022	"	N.B. CAMPBELL, O.L.S.
OU	"	ORIGIN UNKNOWN
RP1	"	REG PLAN No. 54
P1	"	PLAN 13R-???????
HP	"	HYDRO POLE
ANC	"	ANCHOR
OHTL	"	OVERHEAD HYDRO TRANSMISSION LINE

ADDITIONAL INFORMATION UNDER THE
PLANNING ACT SECTION 51.17 (A-L)
OF THE PLANNING ACT.

A)	SEE PLAN
B)	SEE PLAN
C)	SEE PLAN
D)	RESIDENTIAL
E)	SEE PLAN
F)	SEE PLAN
G)	SEE PLAN
H)	EXTENSION OF EXISTING WATER SYSTEM
I)	CLAY LOAM COVER AND FILL
J)	SEE PLAN
K)	HYDRO, NATURAL GAS SERVICE, WATER, SANITARY SEWER FACILITIES WILL BE INSTALLED FIRE PROTECTION, BUS SERVICE, GARBAGE PICKUP AND POLICE PROTECTION ARE AVAILABLE.
L)	SEE PLAN

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO
BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE
ADJACENT LANDS ARE CORRECTLY SHOWN.

MAY 7, 2021
DATE
LESLIE M. HIGGINSON
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE:

WE AUTHORIZE HOPKINS CHITTY LAND SURVEYORS INC.
TO PREPARE THIS DRAFT PLAN OF SUBDIVISION.

DATE
SIDERIUS DEVELOPMENTS LTD.
NATE DOORNEKAMP - PRESIDENT
(I HAVE AUTHORITY TO
BIND THE CORPORATION)

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER
THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN
PERMISSION OF LESLIE M. HIGGINSON SURVEYING LTD..

© COPYRIGHT
HOPKINS CHITTY LAND SURVEYORS INC.
LESLIE M. HIGGINSON O.L.S. 2021

THIS IS NOT AN
ORIGINAL COPY
UNLESS EMBOSSED
WITH A SEAL

DATED MAY 7, 2021

HOPKINS CHITTY LAND SURVEYORS INC.
1224 GARDINERS ROAD, SUITE 102
KINGSTON, ONTARIO K7P 0G2
(613) 389-7986 (fax) 384-3513 www.hopkinschitty.com

FILE: CITY RP54, BLK182 | 2020-0386 GND DP

LAND USE TABLE					
USE	LOT, BLOCK	AREA(sq m)	AREA %	UNITS	DENSITY
RESIDENTIAL/RETAIL(FUTURE PHASE)	BLOCK 1	7144	21.7	N/A	
RESIDENTIAL UNITS	BLOCKS 2,3	17266	52.6	239	136.7 upha
HOTEL ROOMS	BLOCK 4	3608	11.0	119	135.6 upha
PARK AND OPEN SPACES	BLOCKS 5	4823	14.7	N/A	N/A
TOTAL		32841	100	358	109.0 upha

