TOWN OF CORNWALL
RESOLUTION

DATE: **November 22, 2023**

COMMITTEE: **Planning Committee**

MOTION NUMBER: **PL-33-2023**
Phase 1B – Primrose Point Subdivision Extension
Preliminary Approval of Development Concept

MOTION CARRIED ✓ 4-0

MOTION LOST _____

MOTION WITHDRAWN _____

Moved by Councillor _____ **Corey Frizzell**

Seconded by Councillor _____ **Judy Herlihy**

Whereas: The Town received an application on November 26, 2020 (the "Application"), to subdivide and develop PID 246553 (the "Property") situate on Osprey Avenue, known as Phase 1B of the Primrose Point Subdivision Extension.

And Whereas: Preliminary Approval is subject to further review and document submissions including but not limited to legal survey plans and engineered drawings, to finalize development and subdivision conditions and grant Final Approval.

And Whereas: Council has considered the Town of Cornwall Official Plan and Zoning and Subdivision Control (Development) Bylaw #422.

Therefore, be it Resolved: That Council grant Preliminary Approval of Phase 1A, as depicted in the Preliminary Plan of Survey drawing 22036-L1B, prepared by Derek A. French Professional Services Inc. and dated October 23, 2023, subject to the Developer entering into a Subdivision Agreement with the Town.

KEY PLAN
N.T.S.

LEGEND

BOUNDARY LINES
FOUND SURVEY MARKER
PLANTED SURVEY MARKER
MEASURED POINT
FENCE LINE
UTILITY POLE
POINT OF COMMENCE
POINT OF BEGINNING
CENTRE OF RAD
EASEMENT

NOTES

1. THIS SURVEY WAS CONDUCTED DURING THE MONTH OF MARCH, 2023 AND COMPLETED 2023.
2. ALL DIMENSIONS ARE SHOWN IN METRIC UNLESS NOTED OTHERWISE.
3. GEODETIC MAN COORDINATES SHOWN ON THIS PLAN ARE GIVEN IN TERMS OF UTM ZONE 17 (NAD83 (CSRS) 1997.0) AND ARE DERIVED FROM GPS OBSERVATIONS BETWEEN CONTROL MONUMENTS 7480 AND 7481 AS SHOWN. DISTANCES SHOWN ARE GROUND DISTANCES. THE COMBINED FACTOR FOR CONVERTING GROUND TO GRID IS 0.999961.
4. PROPOSED LOTBOUNDARIES AND PROPERTY DIMENSIONS SHOWN ARE BASED ON THE DRAFT PLAN OF SUBDIVISION PREPARED BY DEREK A. FRENCH, OLS, DATED MARCH 2023 AND PROPERTY DIMENSIONS OBTAINED FROM REGISTERED PLAN 1M-1.
5. THE LOCATION OF EXISTING LOWER LEVEL ENTRIES OF BUILDINGS IN RELATION TO ADJACENT GRADES AND THE LOCATION OF ANY SUMP PUMPS ON THE PROPERTY SHOULD BE DETERMINED TO ENSURE THAT BASEMENTS ARE NOT SUBJECT TO SURFACE RUNOFF FROM ADJACENT LOTS.
6. EASEMENT P1, E ON EXISTING FENCE WAS FOUND EASEMENT WAS 1.50 WIDE.
7. EASEMENT P2, E ON EXISTING FENCE WAS FOUND EASEMENT WAS 1.50 WIDE.
8. EASEMENT P3, E ON EXISTING FENCE WAS FOUND EASEMENT WAS 1.50 WIDE.
9. EASEMENT P4, E A PROPOSED FENCE WAS FOUND EASEMENT WAS A PORTION OF THE PROPOSED LANDS OF THE A&R ADVENTURES.
10. THIS PLAN REPRESENTS BOUNDARY LOT DESIGN AS PLAN 1M-1.
11. TOTAL AREA FOR PHASE 1B, INCLUDING LANDS TO BE CONVEYED FOR EAGLE DRIVE EXTENSION-A, EAGLE DRIVE EXTENSION, BLOCK 29, PT. OF BLOCK 1, PT. OF BLOCK 2, PT. OF BLOCK 3, PT. OF BLOCK 4, PT. OF BLOCK 5, PT. OF BLOCK 6, PT. OF BLOCK 7, PT. OF BLOCK 8, PT. OF BLOCK 9, PT. OF BLOCK 10, PT. OF BLOCK 11, PT. OF BLOCK 12, PT. OF BLOCK 13, PT. OF BLOCK 14, PT. OF BLOCK 15, PT. OF BLOCK 16, PT. OF BLOCK 17, PT. OF BLOCK 18, PT. OF BLOCK 19, PT. OF BLOCK 20, PT. OF BLOCK 21, PT. OF BLOCK 22, PT. OF BLOCK 23, PT. OF BLOCK 24, PT. OF BLOCK 25, PT. OF BLOCK 26, PT. OF BLOCK 27, PT. OF BLOCK 28, PT. OF BLOCK 29, PT. OF BLOCK 30, PT. OF BLOCK 31, PT. OF BLOCK 32, PT. OF BLOCK 33, PT. OF BLOCK 34, PT. OF BLOCK 35, PT. OF BLOCK 36, PT. OF BLOCK 37, PT. OF BLOCK 38, PT. OF BLOCK 39, PT. OF BLOCK 40, PT. OF BLOCK 41, PT. OF BLOCK 42, PT. OF BLOCK 43, PT. OF BLOCK 44, PT. OF BLOCK 45, PT. OF BLOCK 46, PT. OF BLOCK 47, PT. OF BLOCK 48, PT. OF BLOCK 49, PT. OF BLOCK 50, PT. OF BLOCK 51, PT. 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Prepared for
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PLAN OF SURVEY SHOWING
PRIMROSE POINT, Phase 1B
BEING LANDS OF
A&R Adventures Inc.

CORNWALL
QUEENS COUNTY

TOWNSHIP No. 32
R.F.I

DRAWN BY: RJDE
DRAWING No. 32CSP-1B

P.I.D. Nos 246543 & 246347

DEREK A. FRENCH, STANDS ALONE AND ASSUMES NO RESPONSIBILITY TO ANY OTHER SURVEYOR FOR ANY USE OF OR RELIANCE ON THIS PLAN IF IT IS ALTERED BY ANY PARTY OTHER THAN THE SIGNING PARTY. WE DO NOT TAKE RESPONSIBILITY FOR ANY DAMAGES THAT MAY ARISE FROM UNAUTHORIZED USE OF THIS PLAN.

PRELIMINARY
DEREK A. FRENCH O.L.S. DATED AT CORNWALL, ONTARIO THIS 29th DAY OF MARCH, 2023

SCALE 1: 1,000 metric

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