DRAFT PLAN OF SUBDIVISION

ROSCOE STREET

PART OF LOT 4, BLOCK U
PART OF LOTS 5 & 6, BLOCK V

REGISTERED PLAN No. 112

TOWN OF CAMPBELLFORD

COUNTY OF NORTHUMBERLAND

SCALE = 1:400

0 2.5 5 10 15 20 25 30 35 40m

No.	REVISION	DATE	APPR'D

DRAWN BY: JH | CHECKED BY: BK | DATE: 07/28/2026

N
W E
S

EXISTING RESIDENTIAL

FIRST STREET

20.1m

PART 1 PLAN 38R-2558

VACANT LAND

212.36' N70°28'00"E

N19°26'30"W 75.15'

15.13' N70°42'00"E

N19°26'00"W 74.83'

110.00' N70°28'00"E

EXISTING RESIDENTIAL

PART 1 PLAN 38R-2781

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

PART 1 PLAN 38R-4017

N70°29'20"E 170.68'

PART 2 PLAN 38R-4017

20.1m

SAINT MARY'S CEMETERY

BLOCK 4 (1639.4 sq.m)

31.7m

51.7m

N20°10'20"W 510.90'

N19°24'40"W

BLOCK 3 (2098.7 sq.m)

40.8m

3.0m DRAINAGE EASEMENT

51.3m

BLOCK 2 (2152.1 sq.m)

42.2m

N20°10'20"W

50.8m

510.35'

BLOCK 1 (2077.4 sq.m)

40.9m

165.23' N70°18'30"E

20.1m

ROSCOE STREET

N19°24'40"W

BLOCK 5 (14690.1 sq.m)

PLAN 112

N18°46'20"W

376.00'

111.54' N70°18'30"E

33.5m

110.00' N70°18'30"E

EXISTING RESIDENTIAL

PART 1 PLAN 38R-3863

N18°46'20"W 137.00'

BLOCK 6 (1399.9 sq.m)

N18°46'20"W 137.00'

EXISTING RESIDENTIAL

110.00' N70°18'30"E

BLOCK U
LOT 3 LOT 4

BLOCK V
LOT 5 LOT 6

REGISTERED

UNNAMED STREET (NOT OPEN)

525.00'

N18°46'20"W

BLOCK W LOT 7

NURSING HOME
BERNBRAE GARDENS

ROAD ALLOWANCE BETWEEN CONCESSIONS 5 AND 6
BURNBRAE ROAD

EXISTING RESIDENTIAL

GENERAL NOTES:

BEARINGS SHOWN ON THIS PLAN ARE ASTRONOMIC.

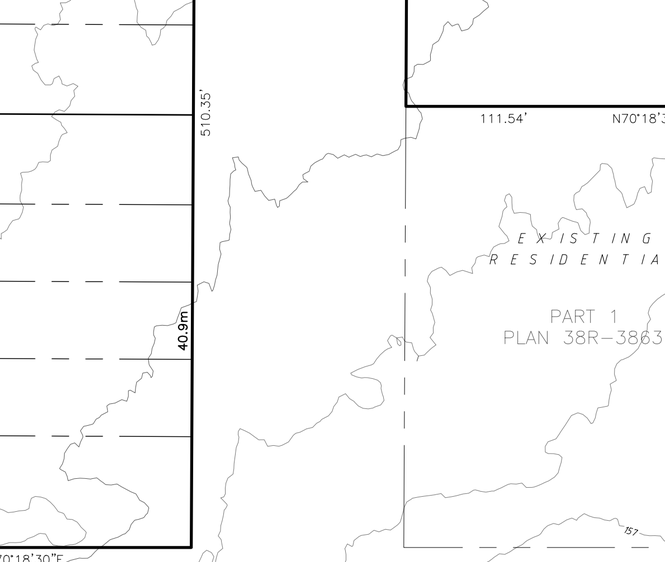
DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

TOPOGRAPHIC LIDAR ELEVATIONS ARE IN CGVD2013 AND CAN BE CONVERTED TO CGVD28 BY ADDING 0.34m.

LAND USE SCHEDULE

LAND USE (WEST)	AREA (ha)	AREA (%)	UNITS
BLOCKS 1–4 7.4m (180m²) MIN. FREEHOLD TOWNHOMES	0.80	33.2	19
WEST SUB-TOTAL	**0.80 ha**		**19**
LAND USE (EAST)	**AREA (ha)**	**AREA (%)**	**UNITS**
BLOCK 5 CONDOMINIUM	1.47	61.0	40
BLOCK 6 – PARK LAND (TO BE DEEDED TO MUNICIPALITY)	0.14	5.8	
EAST SUB-TOTAL	**1.61 ha**		**40**
SITE TOTAL	**2.41 ha**	**100.0%**	**59**

KEY MAP



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

a. SEE SURVEYORS CERTIFICATE
b. AS SHOWN ON DRAFT PLAN
c. AS SHOWN ON DRAFT PLAN
d. SEE LAND USE SUMMARY
e. SEE DRAFT PLAN
f. AS SHOWN ON DRAFT PLAN
g. AS SHOWN ON DRAFT PLAN
h. MUNICIPAL WATER AND SANITARY
i. OTONABEE LOAM, WELL DRAINED
j. AS SHOWN ON DRAFT PLAN
k. GARBAGE COLLECTION, FIRE PROTECTION, ROAD MAINTENANCE, SCHOOL BUSES, ETC.
l. AS SHOWN ON DRAFT PLAN

JEWELL ENGINEERING

OWNER'S CERTIFICATE

I AUTHORIZE JEWELL ENGINEERING INC TO PREPARE AND SUBMIT THIS DRAFT PLAN FOR APPROVAL.

OWNER

DATE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

ONTARIO LAND SURVEYOR

DATE

JOB No. 260-6041