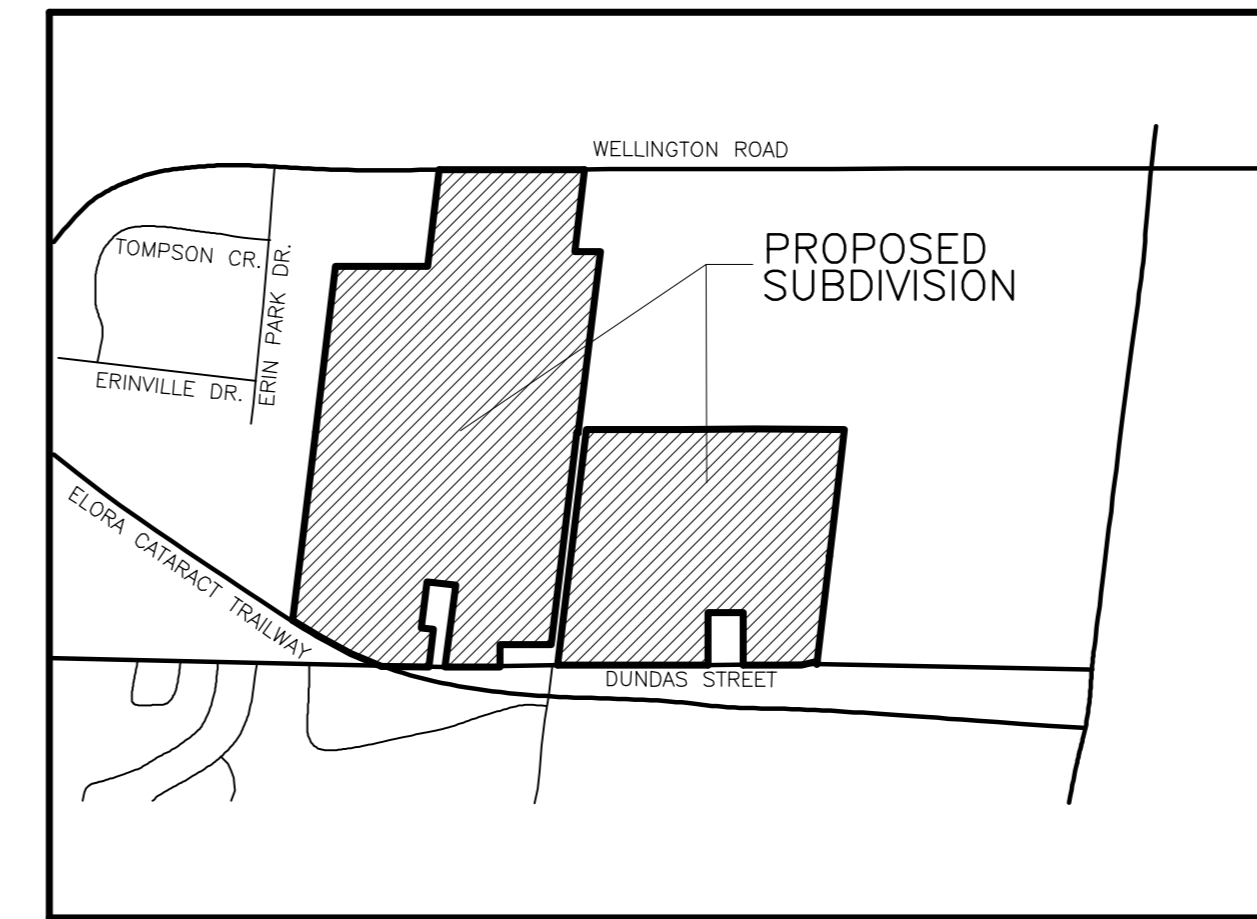


DRAFT PLAN OF SUBDIVISION PART OF LOTS 16 and 17, CONCESSION 10 and 11 FORMERLY VILLAGE OF ERIN (GEOGRAPHICAL TOWNSHIP OF ERIN) NOW IN THE TOWN OF ERIN COUNTY OF WELLINGTON

SCALE 1:2000

DRAFT PLAN T-



KEY PLAN

SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE -----, 2012
C. P. EDWARD O.L.S.

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF ERIN FOR APPROVAL.

OWNER
4135199 CANADA INC.
2084937 ONTARIO INC.
SEBECCA ENTERPRISES CORP.

C/O
SOLMAR DEVELOPMENT CORP.
122 ROMINA DRIVE
CONCORD ONT.
L4K 4Z7
BENNY MAROTTA PRESIDENT

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 113.686±Ha. (280.924±AcS)

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±AcS.
LOTS 767-772 and 786-790 MIN. LOT FRONTAGE=16.8m. MIN. LOT AREA=537.6sq.m.		11	11	1.132	2.797
LOTS 752-766, 773-785 and 791-801 MIN. LOT FRONTAGE=15.3m. MIN. LOT AREA=469.6sq.m.		39	39	2.797	6.912
LOTS 592-604, 627-631, 659-666 and 690-702 MIN. LOT FRONTAGE=13.7m. MIN. LOT AREA=438.4sq.m.		39	39	1.863	4.604
LOTS 159-164, 173-180, 195-200, 232, 233, 261-274, 294-305, 334, 335, 376-388, 416-429, 441-452, 462-471, 484-496, 548-553, 585-591, 605-626, 632-658, 667-689, 703-710, 723-730 and 747-751 MIN. LOT FRONTAGE=12.2m. MIN. LOT AREA=395.4sq.m. plus BLOCKS 802-808		218	218	9.004	22.249
LOTS 165-172, 181-183, 201-231, 234-260, 275-293, 306-319, 336-341, 364-375, 389-415, 430-440, 453-461, 472-483, 497-547, 711-722 and 731-746 MIN. LOT FRONTAGE=11.5m. MIN. LOT AREA=352.0sq.m. plus BLOCKS 809 and 810		258	258	9.412	23.258
		2	1	0.040*	0.099
SEMI-DETACHED DWELLINGS					
LOTS 25-40, 88-99, 109-121, 127-134, 142-147, 156-158, 192-194, 320-325, 342-351 and 581-584 MIN. LOT FRONTAGE=16.8m. MIN. LOT AREA=537.6sq.m.		81	162	5.081	12.555
LOTS 1-24, 41-87, 100-108, 122-126, 135-141, 148-155, 184-191, 326-333, 352-363 and 554-580 MIN. LOT FRONTAGE=15.3m. MIN. LOT AREA=489.6sq.m.		155	310	8.861	21.896
MEDIUM DENSITY					
BLOCKS 811-815		5	98	1.362	3.366
SENIORS HOUSING					
BLOCK 816		1	100	0.615	1.520
SUBTOTAL		15	801	1239.5*	40.277 99.528
BLOCKS 817-819 - PARK		3		4.234	10.462
BLOCK 820 - S.W.M.		1		5.858	14.475
BLOCK 821 - CENTRAL SQUARE		1		1.137	2.810
BLOCK 822 - PLACE OF WORSHIP		1		0.553	1.366
BLOCK 823 - EMPLOYMENT/INDUSTRIAL		1		14.985	37.029
BLOCKS 824 and 825 - EMPLOYMENT/COMMERCIAL		2		4.611	11.394
BLOCK 826 - N.H.S.		1		19.142	47.301
BLOCK 827 - HIGH SCHOOL		1		5.167	12.768
BLOCKS 828 and 829 - OPEN SPACE		2		0.268	0.662
BLOCK 830 - ROAD WIDENING		1		0.057	0.141
BLOCKS 831-840 - BUFFER		10		0.139	0.344
STREETS and LANEWAYS				17.258	42.645
23.0m. WIDE TOTAL LENGTH= 883m. AREA= 2.024±Ha.					
20.0m. WIDE TOTAL LENGTH= 603m. AREA= 1.206±Ha.					
18.0m. WIDE TOTAL LENGTH= 724m. AREA= 1.303±Ha.					
8.0m. WIDE TOTAL LENGTH= 156m. AREA= 0.125±Ha.					
TOTAL				17.258±	42.645±
TOTAL		39	801	1239.5*	113.686 280.924

NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM NOTE - * SUBJECT TO FINAL CALCULATION

PROJECT No. P-1973
SCALE 1:2000 SEP. 24, 2012
(1793-DES13) X-REF: (1793MAS2 & 1793MTOPO)

KLM DWG. No. - 12:1
PLANNING PARTNERS INC.
64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
TEL: (905)669-4055 FAX: (905)669-0097 design@klmplanning.com
Planning • Design • Development

