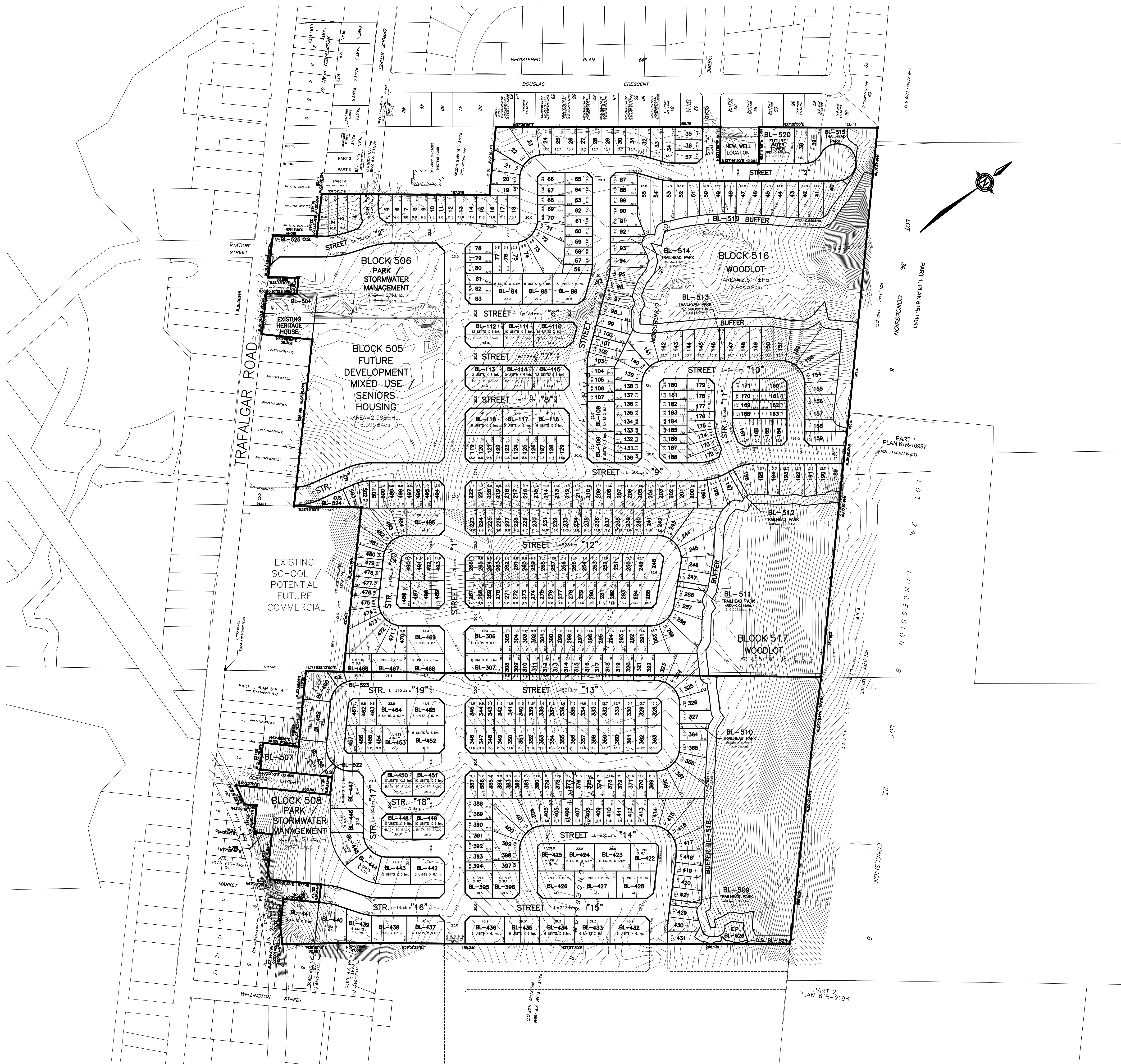
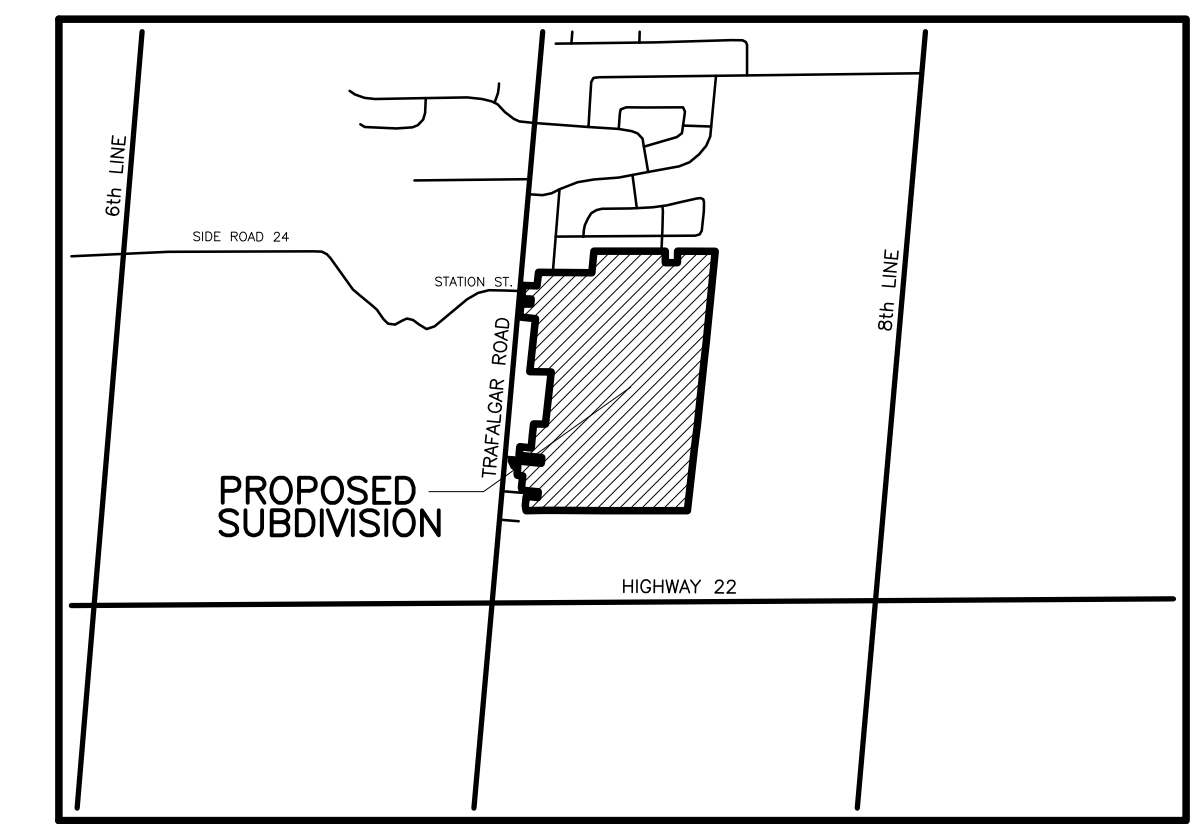


DRAFT PLAN OF SUBDIVISION  
 PART OF LOTS 23 AND 24, CONCESSION 8  
 (GEOGRAPHICAL TOWNSHIP OF ERIN)  
 PART OF LOTS 11 & 12 EAST OF MARKET STREET, PART OF LOT 14  
 ALL OF LOTS 15 & 16 WEST OF MARKET STREET, PART OF LOTS 4  
 AND 17, ALL OF LOTS 18, 19 AND 20, EAST OF GUELPH STREET,  
 PART OF LOTS 21 & 22, ALL OF LOTS 23 & 24, WEST OF  
 GUELPH STREET, REGISTERED PLAN 95  
 (FORMERLY VILLAGE OF HILLSBURGH)  
 NOW IN THE TOWN OF ERIN  
 COUNTY OF WELLINGTON

SCALE 1:2000



DRAFT PLAN 23T-



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 March 6, 2023

*Raymond J. Sibthorp*  
 RAYMOND J. SIBTHORP  
 G.S., G.L.P., G.S.C.

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  
**BEACHCROFT INVESTMENTS INC.**  
 c/o  
 BALLANTRY HOMES  
 20 CACHET WOODS COURT  
 SUITE 6, MARKHAM ONTARIO  
 L6C 3G1  
*David Hill*  
 DAVID HILL  
 PRESIDENT

TOTAL AREA OF LAND TO BE SUBDIVIDED = 52.272±Ha. (129.166±Acs)

SCHEDULE OF LAND USE

| DETACHED DWELLINGS   | BLOCKS    | LOTS       | UNITS      | ±Ha.          | ±Acs.         |
|--|-----------|------------|------------|---------------|---------------|
| LOTS 22-35, 38-55, 93-99, 141-159, 189-198, 244-251, 283-290, 323-332, 359-368, 413-421 and 429-431<br>MIN. LOT FRONTAGE=13.7m. MIN. LOT AREA=417.8sq.m.   |           | 116        | 116        | 6.485         | 16.025        |
| LOTS 3-4, 12-21, 36-37, 59-67, 80-81, 87-92, 100, 128-129, 139-140, 160, 164-167, 171, 177-180, 199-216, 230-243, 252-258, 277-282, 291-298, 311-322, 333-342, 349-358, 369-381, 388-393, 397-412, 477-478, 486-391 and 494<br>MIN. LOT FRONTAGE=11.8m. MIN. LOT AREA=353.8sq.m. |           | 174        | 174        | 6.627         | 16.376        |
| LOTS 1-2, 5-11, 56-58, 68-79, 82-83, 101-107, 119-127, 130-138, 161-163, 168-170, 172-176, 181-188, 217-229, 259-276, 299-305, 308-310, 343-348, 382-387, 394, 454-457, 461-463, 470-476, 478-484, 492-493 and 495-503<br>MIN. LOT FRONTAGE=9.8m. MIN. LOT AREA=298.9sq.m.       |           | 155        | 155        | 5.116         | 12.641        |
| <b>STREET TOWNHOUSE DWELLINGS</b>  |           |            |            |               |               |
| BLOCKS 84-86, 108-109, 116-118, 306-307, 395-396, 422-428, 432-447, 452-453, 458-460, 464-469 and 485<br>MIN. UNIT FRONTAGE = 6.1m.  | 47        |            | 245        | 5.567         | 13.756        |
| <b>BACK TO BACK TOWNHOUSE DWELLINGS</b>  |           |            |            |               |               |
| BLOCKS 110-115 and 448-451<br>MIN. UNIT FRONTAGE = 6.1m.   | 10        |            | 108        | 1.029         | 2.543         |
| <b>EXISTING HERITAGE HOUSE</b>   |           |            |            |               |               |
| LOT 504  |           | 1          | 1          | 0.276         | 0.682         |
| <b>SUBTOTAL</b>  | <b>57</b> | <b>446</b> | <b>799</b> | <b>25.100</b> | <b>62.023</b> |
| <b>BLOCK 505 - FUTURE DEV. MIXED USE / SENIORS HOUSING</b>   | 1         |            |            | 2.588         | 6.395         |
| <b>BLOCKS 506-508 - PARK / STORM WATER MANAGEMENT</b>  | 3         |            |            | 2.436         | 6.020         |
| <b>BLOCKS 509-515 - TRAILHEAD PARK</b>   | 7         |            |            | 0.200         | 0.494         |
| <b>BLOCKS 516-517 - WOODLOT</b>  | 2         |            |            | 7.887         | 19.488        |
| <b>BLOCKS 518-519 - BUFFER</b>   | 2         |            |            | 1.702         | 4.206         |
| <b>BLOCK 520 - FUTURE WATER TOWER</b>  | 1         |            |            | 0.160         | 0.395         |
| <b>BLOCKS 521-525 - OPEN SPACE</b>   | 5         |            |            | 0.107         | 0.264         |
| <b>BLOCK 526 - ENVIRONMENTAL PROTECTION</b>  | 1         |            |            | 0.074         | 0.184         |
| <b>STREETS</b>   |           |            |            | 12.018        | 29.697        |
| 23.0m. WIDE TOTAL LENGTH=1034m. AREA= 2.378Ha.   |           |            |            |               |               |
| 20.0m. WIDE TOTAL LENGTH=4822m. AREA= 9.640Ha.   |           |            |            |               |               |
| <b>TOTAL</b>   |           |            |            | 52.272        | 129.166       |

NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM  
 NOTE - © SPECIAL DESIGN UNITS

**KLM** PROJECT No. P-3304  
 SCALE 1:2000 FEB 9, 2023  
 (3304-DES11) X-REF: (3304MAS & 3304MTOPO)  
**DWG. No. - 23:1**  
 PLANNING PARTNERS INC. 64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3  
 TEL: (905)669-4055 FAX: (905)669-0097 design@klmptanning.com  
 Planning • Design • Development