



KEY PLAN  
1:12,000

LOT SCHEDULE					
DESCRIPTION	TYPE	MINIMUM FRONTAGE	MINIMUM DEPTH	NUMBER OF LOTS	NUMBER OF UNITS
SINGLE DETACHED	X1	13.7m (45.0')	35.0m (114.8')	119	119
SINGLE DETACHED	X2	15.2m (50.0')	35.0m (114.8')	38	38
SINGLE DETACHED	X3	18.3m (60.0')	35.0m (114.8')	14	14
SINGLE DETACHED	X4	21.3m (70.0')	35.0m (114.8')	24	24
TOWNHOUSE	T	7.5m (24.6')	35.0m (114.8')	-	174
<b>TOTAL</b>				<b>195</b>	<b>369</b>

  

LAND USE	BLOCK / LOT	AREA
RESIDENTIAL	LOTS 1-195	11.63 ha. (28.74 Ac.)
PARK	BLOCK 1	1.75 ha. (4.32 Ac.)
SCHOOL	BLOCK 2	2.27 ha. (5.61 Ac.)
SWM POND	BLOCKS 3-4	4.09 ha. (10.11 Ac.)
	BLOCK 5-	
ROADS	STREETS A-L	8.75 ha. (21.62 Ac.)
WALKWAY	BLOCK 6	0.04 ha. (0.10 Ac.)
HERITAGE HOUSE	BLOCK 7	0.29 ha. (0.72 Ac.)
TOWNHOUSING	BLOCKS 8-13A (174 UNITS)	5.13 ha. (12.68 Ac.)
0.30m RESERVE	BLOCKS 14-14E	0.01 ha. (0.02 Ac.)
5.0m DIVERSION DITCH	BLOCK 15	0.10 ha. (0.25 Ac.)
<b>TOTAL</b>		<b>34.06 ha. (84.17 Ac.)</b>

NO.	DESCRIPTION	DATE	BY
1	BLOCK 15 ADDED; FUTURE DEVELOPMENT LAYOUT DELETED; WIDTHS OF LOTS 7, 8, 70, 71 AND 73 REVISED.	09.05.2023	D.K.H.
2	LOTS 25 TO 34 RELOCATED TO NORTH OF STREETS 'B' AND 'C'	03.02.2023	D.K.H.
3	STREET 'A' REALIGNED AT TRAFALGAR ROAD NORTH; STREET 'L' ADDED; LOTS REVISED AND LAND USE AREAS UPDATED.	04.11.2022	D.K.H.
4	FUTURE DEVELOPMENT AREA DELETED FROM LIMIT OF SUBDIVISION	23.08.2022	D.K.H.
5	REVISIONS AS PER TOWN AND COUNTY COMMENTS	27.07.2022	D.K.H.
6	LIMIT OF PHASE 1 ADDED WITH FUTURE DEVELOPMENT BLOCKS 5-5A; TOWNHOUSE BLOCKS 11-14A ADDED AND LOT WIDTHS REVISED; ST. 'A' R.O.W. INCREASED AND WALKWAY BLOCK 7 WIDTH INCREASED.	17.06.2022	D.K.H.
7	DIMENSIONS ADDED TO STREETS AND BLOCKS.	04.02.2022	D.K.H.
8	BEARINGS AND DISTANCES ADDED AS PER BSR&D LAND SURVEYORS PLAN REF. No. 21-14-619-00, DATED JAN., 7th 2022	07.01.2022	D.K.H.

  

NO.	DESCRIPTION	DATE	BY
1	AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT (R.S.O. 1990 C.P. 13)		
A)	AS SHOWN ON DRAFT PLAN		G) AS SHOWN ON DRAFT AND KEY PLANS.
B)	AS SHOWN ON DRAFT AND KEY PLAN.		H) MUNICIPAL SERVICES TO BE PROVIDED.
C)	AS SHOWN ON KEY PLANS.		I) SOIL IS CLAYEY SILT.
D)	AS SHOWN IN LAND USE SCHEDULE.		J) AS SHOWN ON DRAFT PLAN.
E)	AS SHOWN ON DRAFT PLAN.		K) MUNICIPAL SERVICES TO BE PROVIDED.
F)	AS SHOWN ON DRAFT PLAN.		L) NONE.

**OWNER'S AUTHORIZATION:**  
THE UNDERSIGNED, BEING THE OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE CANDEVCON LIMITED TO ACT ON OUR BEHALF AS AGENTS AND TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

11/15/2021  
DATE  
HILLSBURGH HEIGHTS INC.  
(BRIARWOOD DEVELOPMENTS GROUP)

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING PROPERTIES ARE CORRECTLY SHOWN ON THIS PLAN  
Jan. 20, 2022  
DATE  
RAYMOND J. SIBTHORP  
ONTARIO LAND SURVEYOR  
BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD.  
457 WOODLAWN ROAD WEST, UNIT 101, GUELPH ONTARIO  
TEL: (519) 882-1220 www.jrbarnes.com

**DRAFT PLAN OF SUBDIVISION**  
5916 TRAFALGAR ROAD NORTH  
(PLAN 61R-9590)  
PART OF LOT 26, CONCESSION 7  
TOWN OF ERIN  
COUNTY OF WELLINGTON

**CANDEVCON LIMITED**  
CONSULTING ENGINEERS AND PLANNERS

TEL: (905) 794-0600 FAX: (905) 794-0611  
SCALE: 1:1500 DWG. No. PL-1  
DATE: NOV., 12th 2021 PROJECT No. W21081