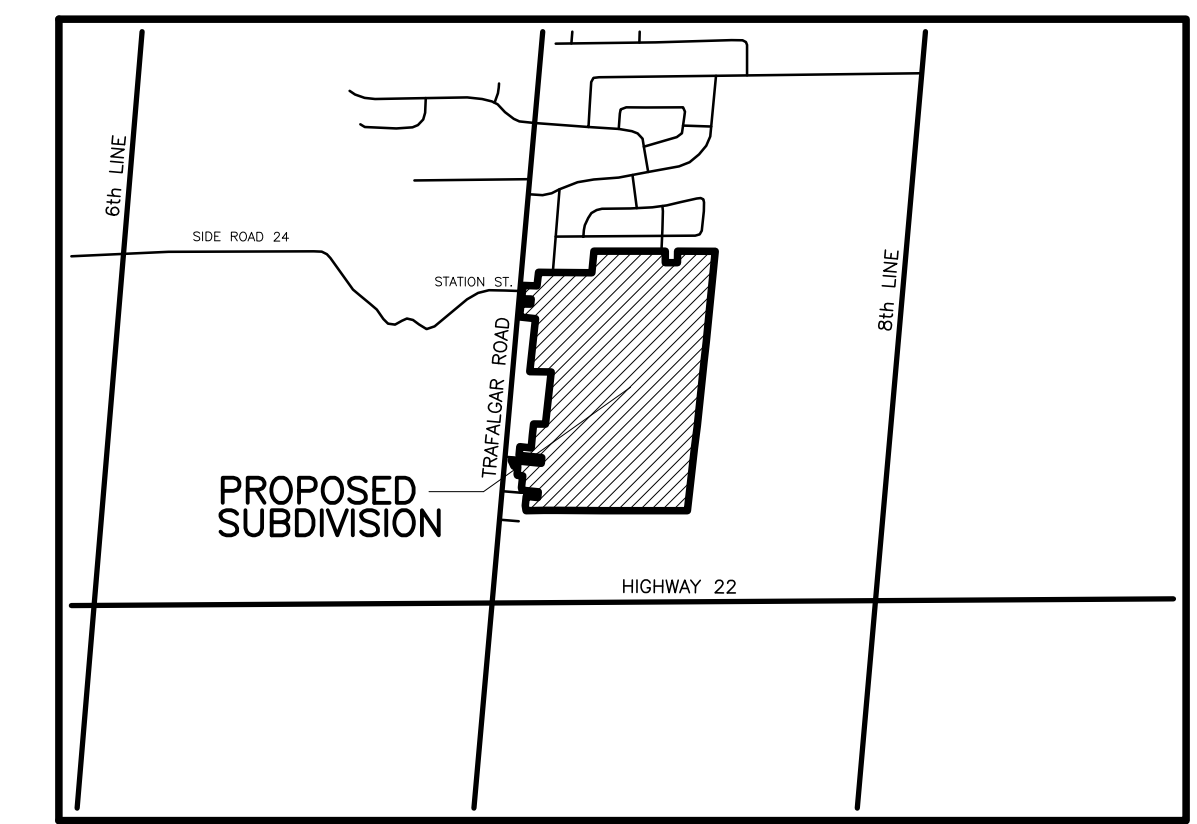


DRAFT PLAN OF SUBDIVISION  
 PART OF LOTS 23 AND 24, CONCESSION 8  
 (GEOGRAPHICAL TOWNSHIP OF ERIN)  
 PART OF LOTS 11 & 12 EAST OF MARKET STREET, PART OF LOT 14  
 ALL OF LOTS 15 & 16 WEST OF MARKET STREET, PART OF LOTS 4  
 AND 17, ALL OF LOTS 18, 19 AND 20, EAST OF GUELPH STREET,  
 PART OF LOTS 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-LOAD
- 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  
 OLS, OLP, B.Sc.

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  
 BALLANTRIE 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±Ac.)

SCHEDULE OF LAND USE

DETAILED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Ac.
LOTS 9, 21-34, 37-53, 91-97, 131-149, 154, 179-189, 228-234, 257-266, 300-308, 322-327, 386-392, 400-402, and 413-416 MIN. LOT FRONTAGE=13.7m. MIN. LOT AREA=417.8sq.m.		116	116	6.002	14.831
LOTS 3-4, 8, 10, 16-20, 35-36, 57-65, 78-79, 85-90, 98, 129-130, 150, 155-157, 161, 167-170, 190-202, 217-227, 235-240, 255-256, 267-271, 275-276, 291-299, 309-315, 318-321, 328-333, 348-351, 359-364, 373-377, 380-385 and 417-421 MIN. LOT FRONTAGE=11.6m. MIN. LOT AREA=353.8sq.m.		131	131	5.110	12.627
LOTS 1-2, 5-7, 12-15, 54-56, 66-77, 80-81, 99-105, 120-128, 151-153, 158-160, 162-166, 171-178, 203-208, 211-216, 241-246, 249-254, 272-274, 277-282, 285-290, 316-317, 334-339, 342-347, 352-357, 365, 368-372 and 378-379 MIN. LOT FRONTAGE=9.8m. MIN. LOT AREA=298.8sq.m.		128	128	4.170	10.304
<b>STREET TOWNHOUSE DWELLINGS</b>					
BLOCKS 11, 82-84, 106-107, 114-119, 209-210, 247-248, 283-284, 340-341, 358, 366-367, 393-399 and 403-412 MIN. UNIT FRONTAGE = 6.1m.		40	218	4.734	11.699
<b>BACK TO BACK TOWNHOUSE DWELLINGS</b>					
BLOCKS 108-113 MIN. UNIT FRONTAGE = 6.1m.		6	68	0.654	1.616
<b>EXISTING HERITAGE HOUSE</b>					
LOT 422		1	1	0.276	0.682
<b>SUBTOTAL</b>	<b>46</b>	<b>376</b>	<b>662</b>	<b>20.946</b>	<b>51.759</b>
BLOCK 423 - MIXED USE SENIORS HOUSING	1			2.243	5.542
BLOCK 424 - LOW RISE SENIORS HOUSING	1			3.395	8.389
BLOCKS 425-426 - STORM WATER MANAGEMENT	2			3.616	8.935
BLOCKS 427-428 - PARK	2			1.343	3.319
BLOCKS 429-435 - TRAILHEAD PARK	7			0.265	0.655
BLOCKS 436-437 - WOODLOT	2			7.887	19.488
BLOCKS 438-439 - BUFFER	2			1.702	4.206
BLOCK 440 - FUTURE WATER TOWER	1			0.191	0.472
BLOCKS 441-442 - OPEN SPACE	2			0.016	0.040
BLOCK 443 - ENVIRONMENTAL PROTECTION	1			0.074	0.183
BLOCKS 444-448 - WALKWAY	5			0.183	0.452
<b>STREETS</b>				10.411	25.726
23.0m. WIDE TOTAL LENGTH=1003m. AREA= 2.307Ha.					
20.0m. WIDE TOTAL LENGTH=653m. AREA= 0.104Ha.					
<b>TOTAL</b>					
	<b>72</b>	<b>376</b>	<b>662</b>	<b>52.272</b>	<b>129.166</b>

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

**KLM** PROJECT No. P-3304  
 SCALE 1:2000 NOV 14, 2023  
 (3304-DES12) X-REF: (3304MAS & 3304MTOPO)  
**DWG. No. - 23:2**  
 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

