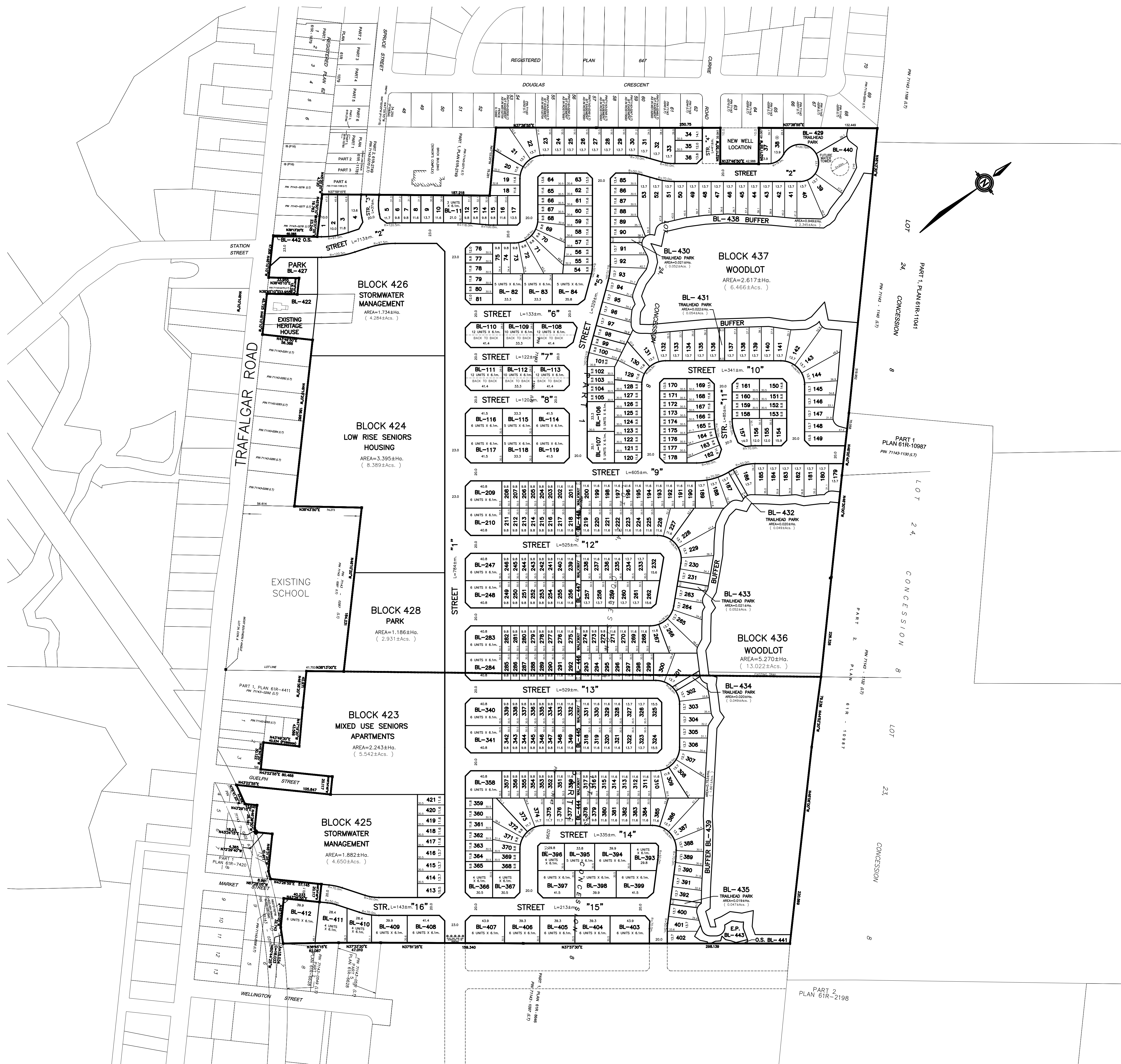
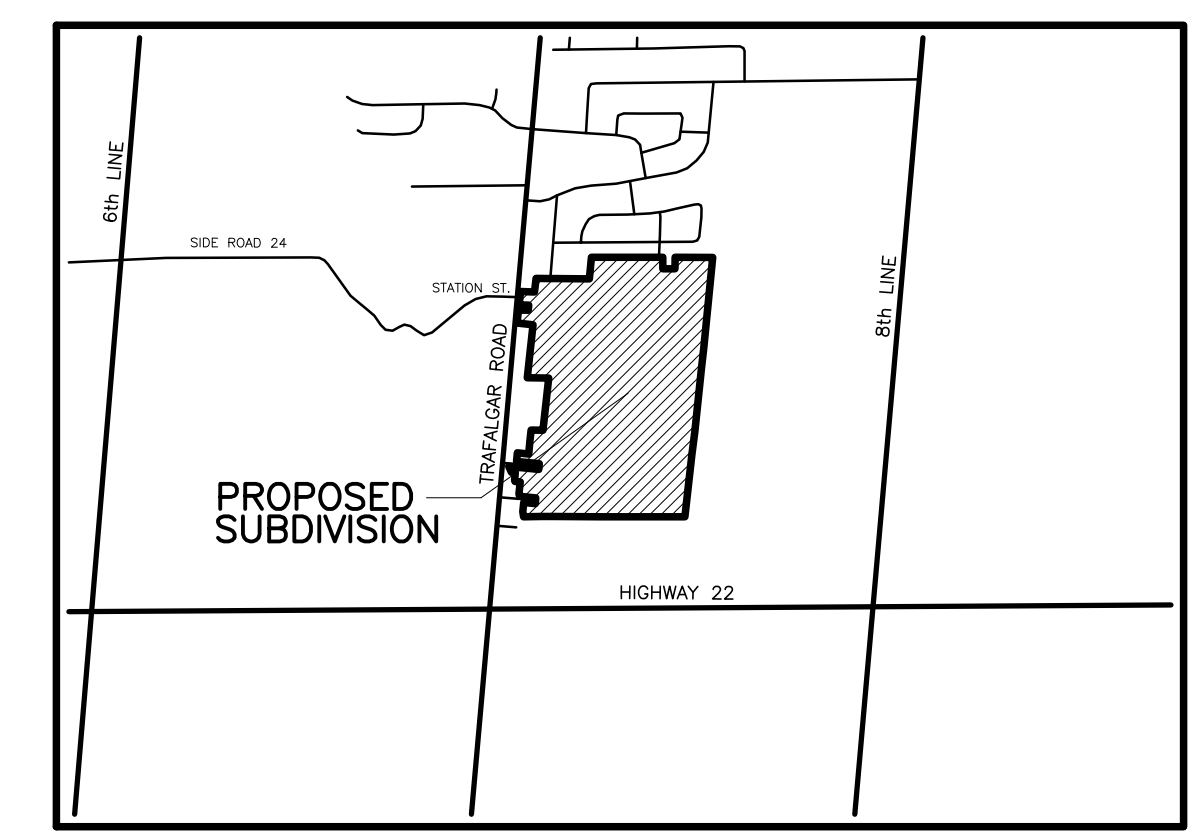


DRAFT PLAN OF SUBDIVISION
 PART OF LOTS 23 AND 24, CONCESSION 8
 (GEOGRAPHICAL TOWNSHIP OF ERIN)
 PART OF LOTS 11 & 12 EAST OF MARKET STREET, PART OF LOT 14
 ALL OF LOTS 15 & 16 WEST OF MARKET STREET, PART OF LOTS 4
 AND 17, ALL OF LOTS 18, 19 AND 20, EAST OF GUELPH STREET,
 PART OF LOTS 21 & 22, ALL 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 -----, 2023

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
 BALLANTRAY HOMES
 20 CACHET WOODS COURT
 SUITE 6, MARKHAM ONTARIO
 L6C 3G1

DAVID HILL
 PRESIDENT

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

SCHEDULE OF LAND USE

DETACHED 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=298.9sq.m.		128	128	4.170	10.304
STREET TOWNHOUSE DWELLINGS					
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	
BACK TO BACK TOWNHOUSE DWELLINGS					
BLOCKS 108-113 MIN. UNIT FRONTAGE = 6.1m.	6	68	0.654	1.616	
EXISTING HERITAGE HOUSE					
LOT 422		1	1	0.276	0.682
SUBTOTAL	46	376	662	20.946	51.759
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	
STREETS			10.411	25.726	
23.0m. WIDE TOTAL LENGTH=1003.6m. AREA= 2,307.8sq.m.					
20.0m. WIDE TOTAL LENGTH=4052.8m. AREA= 8,104.8sq.m.					
TOTAL LENGTH=5056.4m. AREA=10,412.6sq.m.					
TOTAL	72	376	662	52.272	129.166

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

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