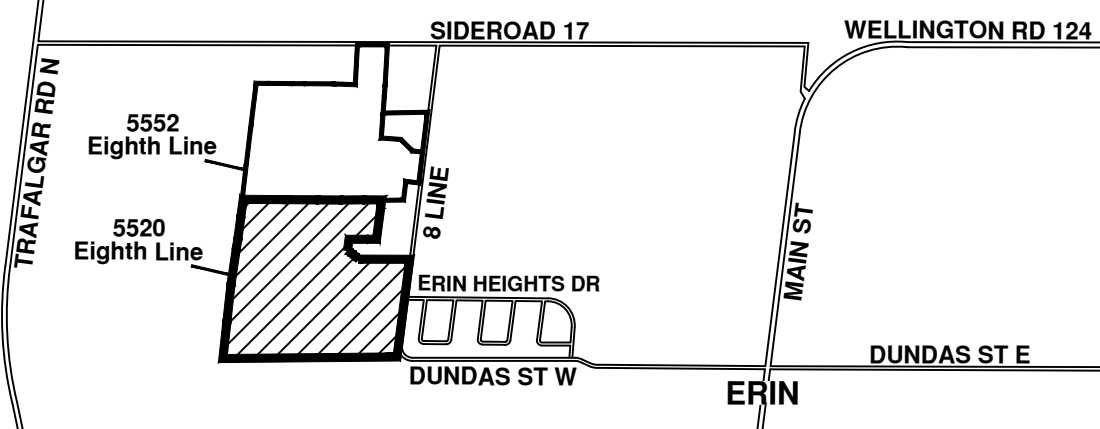


DRAFT PLAN OF SUBDIVISION
23T-22003

5520 Eighth Line
PART OF LOT 16
CONCESSION 8
(GEOGRAPHIC TOWNSHIP OF ERIN)
TOWN OF ERIN
COUNTY OF WELLINGTON



KEY MAP
N.T.S.



SUBJECT PROPERTY

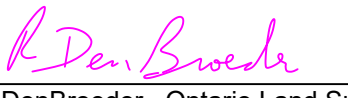
OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE KORSIAK URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO WELLINGTON COUNTY FOR APPROVAL.

SIGNED  DATE June 9, 2022
Gary Langer
2779176 Ontario Inc.

SURVEYOR'S CERTIFICATE

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

SIGNED  DATE May 10, 2022
R. DenBroeder, Ontario Land Surveyor

rpe R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3
Tel: (416) 635-5000 Fax: (416) 635-5001

ADDITIONAL INFORMATION (UNDER SECTION 51 (17) OF THE PLANNING ACT)

- | | |
|------------------|---|
| A) SHOWN ON PLAN | G) SHOWN ON PLAN |
| B) SHOWN ON PLAN | H) MUNICIPAL AND PIPED WATER TO BE PROVIDED |
| C) SHOWN ON PLAN | I) CLAY LOAM |
| D) SHOWN ON PLAN | J) SHOWN ON PLAN |
| E) SHOWN ON PLAN | K) SANITARY AND STORM SEWERS TO BE PROVIDED |
| F) SHOWN ON PLAN | L) SHOWN ON PLAN |

LAND USE SCHEDULE

Land Use	Lots/Blocks	Block Total	Area (ha)	Units	SDE*
Residential (Single Detached)	1-15	15	7.21	181	181
Open Space	16-19	4	1.40		
Natural Heritage System (NHS)	20-22	3	24.07		
Residential Reserve	23-30	8	0.53	13	13
0.3m Reserve	31-34	4	0.00		
3m Servicing Block	35	1	0.01		
18m ROW (790m)			1.51		
23m ROW (589m)			1.37		
Total	35	35	36.10	194	194

*SDE Factor:
Single Detached - 1.0
Current subscription: 210 SDEs

DATE	REVISION	DWG	BY
July 11, 2024	Third Submission	D	KC
Oct. 10, 2023	Second Submission	C	WS
Nov. 2, 2022	Add severance lands	B	KC
June 6, 2022	First Submission	A	KC

NOTES:

- * Local road/Local road corner radii = 6m
- * Pavement illustration is diagrammatic



SCALE 1:1500 July 11, 2024
DRAWN BY: WS CHECKED BY: KC  **D**



VACANT /
AGRICULTURE

BLOCK 25
Residential Reserve
±3 Units
0.05 ha

BLOCK 26
Residential Reserve
±4 Units
0.07 ha

BLOCK 31
0.3m Reserve

BLOCK 27
Residential Reserve
±4 Units
0.06 ha

BLOCK 32
0.3m Reserve

BLOCK 28
Residential Reserve
±1 Unit
0.09 ha

BLOCK 1
Single Detached
±1 Units
0.3m Reserve

BLOCK 33
0.3m Reserve

BLOCK 24
Residential Reserve
0.07 ha

BLOCK 31
0.3m Reserve

BLOCK 26
Residential Reserve
±4 Units
0.07 ha

BLOCK 32
0.3m Reserve

BLOCK 27
Residential Reserve
±4 Units
0.06 ha

BLOCK 28
Residential Reserve
±1 Unit
0.09 ha

BLOCK 1
Single Detached
±1 Units
0.3m Reserve

BLOCK 33
0.3m Reserve

BLOCK 23
Residential Reserve
±1 Unit
0.03 ha

BLOCK 22
Natural Heritage System
2.76 ha

BLOCK 30
Residential Reserve
0.09 ha

BLOCK 7
Single Detached
±12 Units

BLOCK 16
Open Space
0.06 ha

BLOCK 20
NHS
0.36 ha

BLOCK 35
Servicing Block (3 m)
0.01 ha

BLOCK 29
Residential Reserve
0.07 ha

BLOCK 14
Single Detached
±12 Units

BLOCK 13
Single Detached
±11 Units

BLOCK 9
SD
±4 Units

BLOCK 10
Single Detached
±7 Units

BLOCK 12
Single Detached
±14 Units

BLOCK 11
Single Detached
±28 Units

BLOCK 17
Open Space
0.09 ha

BLOCK 18
Open Space
0.06 ha

BLOCK 34
0.3m Reserve

BLOCK 8
Single Detached
±5 Units

BLOCK 19
Open Space
1.19 ha

BLOCK 2
Single Detached
±17 Units

BLOCK 3
Single Detached
±16 Units

BLOCK 4
Single Detached
±18 Units

BLOCK 5
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±28 Units

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BLOCK 15
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