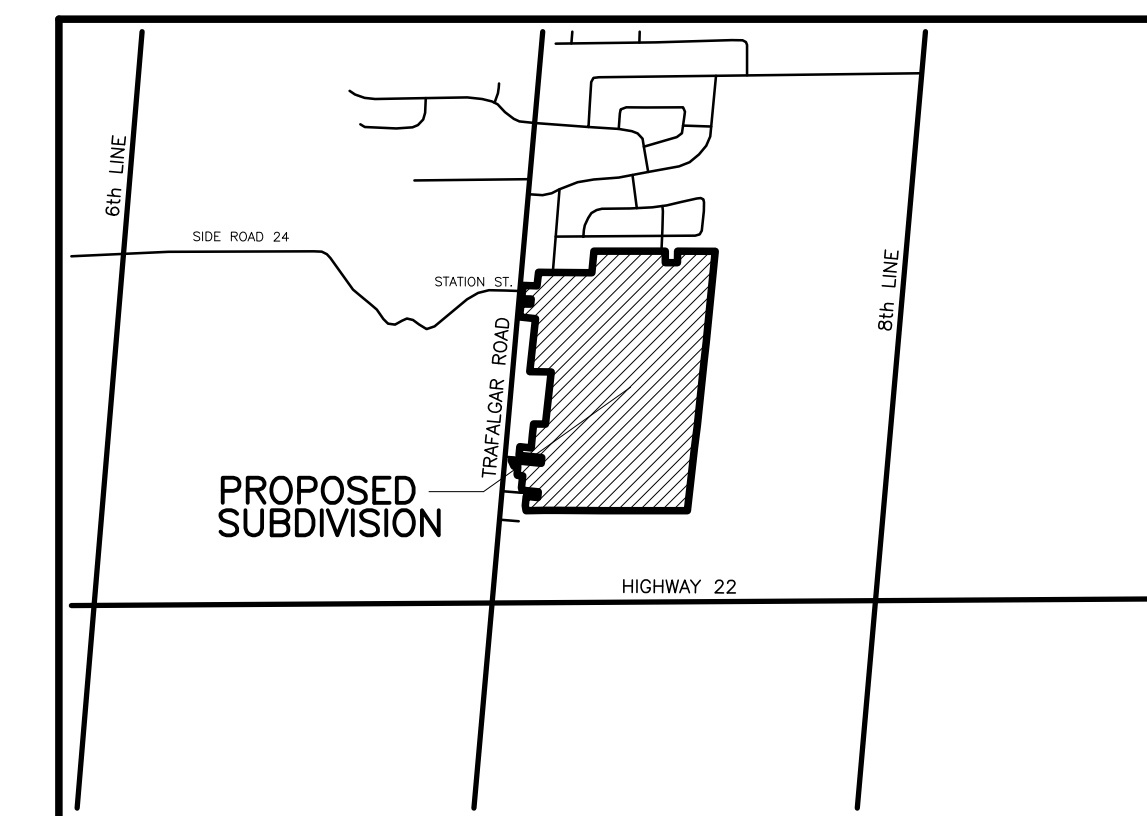


DRAFT PLAN OF SUBDIVISION
PART OF LOTS 23 AND 24, CONCESSION 8
(GEOGRAPHICAL TOWNSHIP OF ERIN)
PART OF LOTS 11 & 12 EAST OF MARKET STREET, PART OF LOT 14
ALL OF LOTS 15 & 16 WEST OF MARKET STREET, PART OF LOTS 4
AND 17, ALL OF LOTS 18, 19 AND 20, EAST OF GUELPH STREET,
PART OF LOTS 21 & 22, ALL OF LOTS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

BALLANTRY 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±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 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 MIN. LOT FRONTAGE=11.6m. 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, 479-484, 492-493 and 495-503 MIN. LOT FRONTAGE=9.8m. MIN. LOT AREA=258.5sq.m.		155	155	5.116	12.641
STREET TOWNHOUSE DWELLINGS					
BLOCKS 84-86, 108-109, 116-118, 306-307, 395-396, 422-428, 432-447, 452-453, 458-460, 464-469 and 485 MIN. UNIT FRONTAGE = 6.1m.	47		245	5.567	13.756
BACK TO BACK TOWNHOUSE DWELLINGS					
BLOCKS 110-115 and 448-451 MIN. UNIT FRONTAGE = 6.1m.	10		108	1.029	2.543
EXISTING HERITAGE HOUSE					
LOT 504		1	1	0.276	0.682
SUBTOTAL	57	446	799	25.100	62.023
BLOCK 505 - FUTURE DEV. MIXED USE / SENIORS HOUSING	1			2.588	6.395
BLOCKS 506-508 - PARK / STORM WATER MANAGEMENT	3			2.436	6.020
BLOCKS 509-515 - TRAILHEAD PARK	7			0.200	0.494
BLOCKS 516-517 - WOODLOT	2			7.887	19.488
BLOCKS 518-519 - BUFFER	2			1.702	4.206
BLOCK 520 - FUTURE WATER TOWER	1			0.160	0.395
BLOCKS 521-525 - OPEN SPACE	5			0.107	0.264
BLOCK 526 - ENVIRONMENTAL PROTECTION	1			0.074	0.184
STREETS				12.018	29.697
23.0m. WIDE TOTAL LENGTH=1034.6m. AREA= 2.378Ha 20.0m. WIDE TOTAL LENGTH=4820.6m. AREA= 9.640Ha TOTAL LENGTH=5854.6m. AREA=12.018Ha					
TOTAL	79	446	799	52.272	129.166

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