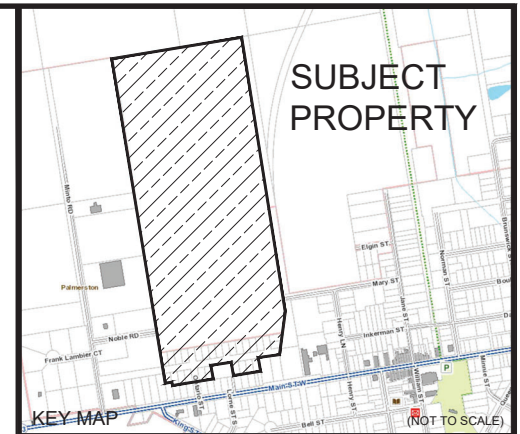


23T-15004 DRAFT PLAN OF SUBDIVISION

PART OF LOT 23 , CONCESSION 1 (PART OF MCCOMB'S SURVEY)
 (GEOGRAPHIC TOWN OF PALMERSTON)
 TOWN OF MINTO
 COUNTY OF WELLINGTON



ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O 1990

- (a) AS SHOWN
- (b) AS SHOWN
- (c) AS SHOWN
- (d) RESIDENTIAL DWELLINGS
- (e) AS SHOWN
- (f) AS SHOWN
- (g) AS SHOWN
- (h) MUNICIPAL WATER
- (i) HARRISTON LOAM
- (j) AS SHOWN
- (k) MUNICIPAL SERVICES - FIRE, SOLID WASTE, POLICE, WATER, ROAD MAINTENANCE, SANITARY SEWER, WATER, HYDRO, PHONE
- (l) AS SHOWN

LAND USE SCHEDULE

TOTAL AREA OF LAND TO BE SUBDIVIDED: ±3.011 Ha. (±7.44 ac.)

LAND USE	LOTS / BLOCKS	UNITS	± Ha.	± Ac.
Detached Dwellings				
1 to 18	18		1.0359	2.560
Min. Lot Frontage = 12.2 m Min. Lot Area = 499.44 sq.m				
Semi-Detached Dwellings				
19	8		0.3250	0.803
Min. Unit Frontage = 9 m Min. Unit Area = 362.3 sq.m				
Street Townhouse Dwellings				
20 and 21	16		0.5202	1.285
Min. Unit Frontage = 6.5 m Min. Unit Area = 320.9 sq.m				
Stormwater & Utility Corridor				
22 to 24			0.3281	0.811
Stormwater Management, Utility Corridor				
SUBTOTAL	42		2.2092	5.459

ROADS	Length (m)	± Ha.	± Ac.
20.1m R.O.W.	374	0.8015	1.981

The "Buffer Area" included in the "Street Townhouse Dwelling" area calculation. See the "Clark-Heinmiller Subdivision - Compliance with MOECC Regulations" Report for details.
 The plotted location and size of vegetation and existing structures are approximate.
 LOT 21 is to be retained as a registered right of way to provide access for Lot 23, Concession 1 until such time as the Phase 2 Lands are developed.

OWNER'S AUTHORIZATION

WE BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE CUESTA PLANNING CONSULTANTS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION ON OUR BEHALF:

DATE: _____ SIGNED: _____
 BARRY LAVERNE HEINMILLER

DATE: _____ SIGNED: _____
 ANN CLARK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN ARE ACCURATELY AND CORRECTLY SHOWN:

DATE: _____ SIGNED: _____
 J. D. MACMILLAN, O.L.S.
 144 DAVIDSON AVENUE
 LISTOWEL, ON N4W 2J6

REV. #	DATE	COMMENTS
1	May 23, 2014	Townhouse & Semi-detached block changes
2	Aug. 5, 2014	Pre-submission Review
3	Jan. 31, 2015	Updated Survey Info
4	June 22, 2016	Pre-submission Review
5	July 22, 2016	Pre-submission Review
6	Oct. 12, 2016	Vegetation, Survey cleanup; Changed Block 22 area

Cuesta PLANNING CONSULTANTS INC.
 Urban and Rural Planning and Resource Management

978 First Avenue West Owen Sound, Ontario N4K 4K5 (519) 372-9790 Fax: (519) 372-9953 1-800-653-7692 e-mail: cuesta@cuestaplanning.com

Project No. 2614 Dwn. By NAK PLOT DATE _____

PROJECT TITLE: CLARK-HEINMILLER SUBDIVISION

