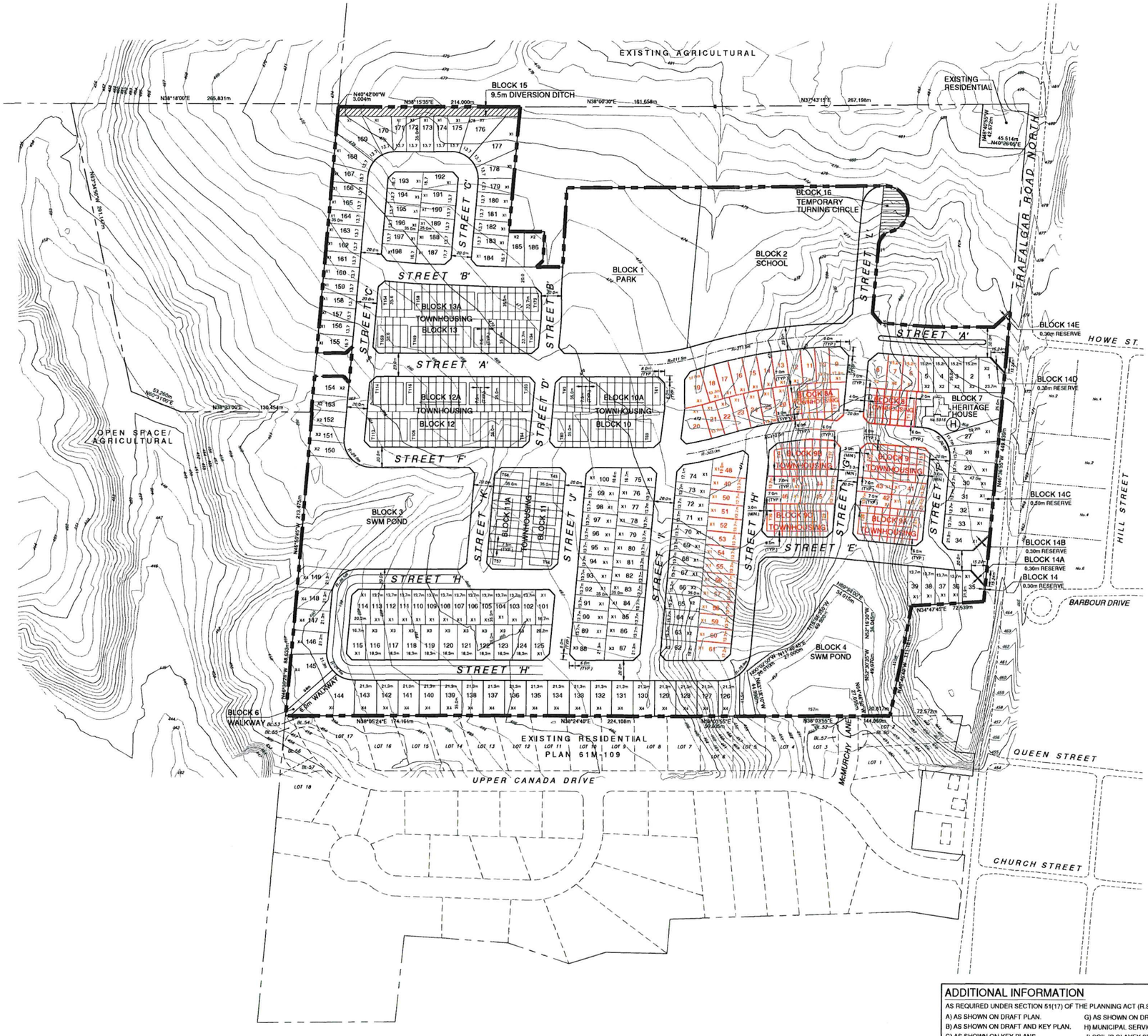
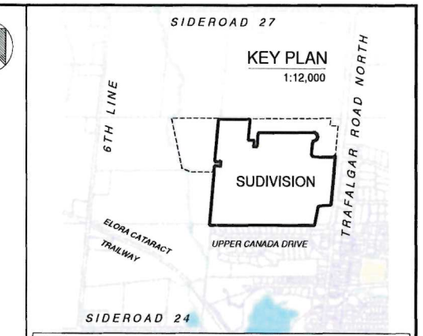




LOT SCHEDULE

DESCRIPTION	TYPE	MINIMUM FRONTAGE	MINIMUM DEPTH	NUMBER OF LOTS	NUMBER OF UNITS
SINGLE DETACHED	X1	13.7m (45.0')	35.0m (114.8')	143	143
SINGLE DETACHED	X2	15.2m (50.0')	35.0m (114.8')	20	20
SINGLE DETACHED	X3	18.3m (60.0')	35.0m (114.8')	11	11
SINGLE DETACHED	X4	21.3m (70.0')	35.0m (114.8')	24	24
TOWNHOUSE	T	7.5m (24.6')	35.0m (114.8')	-	173
TOTAL				198	371

LAND USE	BLOCK / LOT	AREA
RESIDENTIAL	LOTS 1-198	11.55 ha. (28.54 Ac.)
PARK	BLOCK 1	2.14 ha. (5.29 Ac.)
SCHOOL	BLOCK 2	2.31 ha. (5.71 Ac.)
SWM POND	BLOCKS 3-4	4.09 ha. (10.11 Ac.)
-	~~BLOCK 5~~	
ROADS	STREETS A-L	8.87 ha. (21.92 Ac.)
WALKWAY	BLOCK 6	0.04 ha. (0.10 Ac.)
HERITAGE HOUSE	BLOCK 7	0.30 ha. (0.74 Ac.)
TOWNHOUSING	BLOCKS 8-13A (173 UNITS)	4.56 ha. (11.27 Ac.)
0.30m RESERVE	BLOCKS 14-14E	0.01 ha. (0.02 Ac.)
~~9.5m DIVERSION DITCH~~	~~BLOCK 15~~	~~0.77 ha. (1.90 Ac.)~~
TEMPORARY TURNING CIRCLE	BLOCK 16	0.01 ha. (0.02 Ac.)
TOTAL (CURRENT DRAFT PLAN)		34.05 ha. (84.14Ac.)

REVISIONS

NO.	DESCRIPTION	DATE	BY
10	REDLINE REVISIONS	06.08.2020	M.J.
9	REVISED AS PER TOWN OF ERIN COMMENTS. (DAYLIGHTS AT TRAFALGAR RD. NORTH INTERSECTIONS REVISED TO 15.24m)	14.08.2025	M.J.
8	REVISED AS PER TOWN OF ERIN COMMENTS.	14.02.2025	M.J.
7	AS PER TOWN OF ERIN COMMENTS, FUTURE DEVELOPMENT BLOCKS 17-19 TABLE ADDED TO PLAN.	12.12.2024	M.J.
6	AS PER TOWN OF ERIN COMMENTS, FUTURE DEVELOPMENT LAYOUT ADDED.	26.11.2024	M.J.
5	BLOCK 1 PARK ENLARGED & FUTURE DEVELOPMENT REDUCED; DAYLIGHTS AT TRAFALGAR ROAD NORTH & STREETS A,I,E REVISED.	18.11.2024	M.J.
4	COMMENTS AS PER AINLEY 1st ENGINEERING SUBMISSION.	17.07.2024	M.J.
3	BLOCK 15 DIVERSION DITCH WIDENED	10.10.2023	M.J.
2	BLOCK 15 ADDED; FUTURE DEVELOPMENT LAYOUT DELETED, WIDTHS OF LOTS 7, 8, 70, 71 AND 73 REVISED.	09.05.2023	D.K.H.
1	LOTS 25 TO 34 RELOCATED TO NORTH OF STREETS 'B' AND 'C'	03.02.2023	D.K.H.
0	STREET 'A' REALIGNED AT TRAFALGAR ROAD NORTH; STREET 'L' ADDED; LOTS REVISED AND LAND USE AREAS UPDATED.	04.11.2022	D.K.H.
1	FUTURE DEVELOPMENT AREA DELETED FROM LIMIT OF SUBDIVISION	23.08.2022	D.K.H.
0	REVISIONS AS PER TOWN AND COUNTY COMMENTS	27.07.2022	D.K.H.
2	LIMIT OF PHASE 1 ADDED WITH FUTURE DEVELOPMENT BLOCKS 5-5A; TOWNHOUSE BLOCKS 11-11A ADDED AND LOT WIDTHS REVISED. ST. 'A' R.O.W. INCREASED AND WALKWAY BLOCK 7 WIDTH INCREASED.	17.06.2022	D.K.H.
1	DIMENSIONS ADDED TO STREETS AND BLOCKS.	04.02.2022	D.K.H.
0	BEARINGS AND DISTANCES ADDED AS PER BSR&D LAND SURVEYORS PLAN REF. No. 21-14-619-00, DATED JAN., 7th 2022	07.01.2022	D.K.H.

OWNER'S AUTHORIZATION:

THE UNDERSIGNED, BEING THE OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE CANDEVCON LIMITED TO ACT ON OUR BEHALF AS AGENTS AND TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

11/15/2021
DATE

HILLSBURGH HEIGHTS INC.
(BRIARWOOD DEVELOPMENTS GROUP)

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJOINING PROPERTIES ARE CORRECTLY SHOWN ON THIS PLAN

Jan. 20, 2022
DATE

RAYMOND J. SIBTHORP
ONTARIO LAND SURVEYORS
BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD.
457 WOODLAWN ROAD WEST, UNIT 101 GUELPH ONTARIO
TEL.(519)822-1220 www.gbarea.com

DRAFT PLAN OF SUBDIVISION

5916 TRAFALGAR ROAD NORTH
(PLAN 61R-9590)
PART OF LOT 26, CONCESSION 7
TOWN OF ERIN
COUNTY OF WELLINGTON
FILE No: 23T-21002, Z21-09

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT (R.S.O. 1990 C.P. 13)

A) AS SHOWN ON DRAFT PLAN.
B) AS SHOWN ON DRAFT AND KEY PLAN.
C) AS SHOWN ON KEY PLANS.
D) AS SHOWN IN LAND USE SCHEDULE.
E) AS SHOWN ON DRAFT PLAN.
F) AS SHOWN ON DRAFT PLAN.
G) AS SHOWN ON DRAFT AND KEY PLANS.
H) MUNICIPAL SERVICES TO BE PROVIDED.
I) SOIL IS CLAYEY SILT.
J) AS SHOWN ON DRAFT PLAN.
K) MUNICIPAL SERVICES TO BE PROVIDED.
L) NONE.

CANDEVCON LIMITED
CONSULTING ENGINEERS AND PLANNERS
TEL. (905) 794-0600 FAX (905) 794-0611

SCALE: 1:1500 (0m 15 30 45 60)
DWG. No. PL-1 (10)
DATE: NOV., 12th 2021
PROJECT No. W21081