



LOT SCHEDULE					
DESCRIPTION	TYPE	MINIMUM FRONTAGE	MINIMUM DEPTH	NUMBER OF LOTS	NUMBER OF UNITS
SINGLE DETACHED	50'	15.2m (50.0')	35.0m (114.8')	51	51
SINGLE DETACHED	60'	18.3m (60.0')	35.0m (114.8')	137	137
SINGLE DETACHED	70'	21.3m (70.0')	35.0m (114.8')	96	96
TOWNHOUSE	T	7.5m (24.6')	35.0m (114.8')	-	48
TOTAL				284	332

LAND USE	BLOCK / LOT	AREA
RESIDENTIAL	LOTS 1-284	22.25 ha. (54.99 Ac.)
PARK	BLOCK 1	2.03 ha. (5.01 Ac.)
SCHOOL	BLOCK 2	2.23 ha. (5.51 Ac.)
SWM POND	BLOCKS 3-4	3.41 ha. (8.43 Ac.)
RESIDENTIAL RESERVE	BLOCK 5	0.22 ha. (0.55 Ac.)
VISTA	STREETS 6-7	0.16 ha. (0.40 Ac.)
ROADS	STREETS A-L	9.79 ha. (24.18 Ac.)
WALKWAY	BLOCK 8	0.01 ha. (0.02 Ac.)
HERITAGE HOUSE	BLOCK 9	0.30 ha. (0.74 Ac.)
TOTAL		40.40 ha. (99.83 Ac.)

NOTE:
 1. R.O.W. RADIUS AT INTERSECTIONS:
 17.0m TO 17.0m = 5.0m
 17.0m TO 20.0m = 5.0m
 20.0m TO 20.0m = 5.0m
 20.0m TO 23.0m = 10.0m
 23.0m TO 23.0m = 10.0m
 23.0m TO 26.0m = 15.0m (DAYLIGHT TRIANGLE)
 26.0m TO 36.0m = 15.0m (DAYLIGHT TRIANGLE)
 2. MINIMUM RADIUS AT CENTRELINES:
 17.0m R.O.W. R = 14.0m
 20.0m R.O.W. R = 14.0m
 23.0m R.O.W. R = 14.0m

NO.	DESCRIPTION	DATE	BY
1	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.

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

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.
 DATE: 1/21/2022
 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.
 DATE: JANUARY 21, 2022
 RAYMOND J. SIBTHORP
 ONTARIO LAND SURVEYORS
 BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD.
 457 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ONTARIO
 TEL: (519) 822-1220 www.gbans.com

DRAFT PLAN OF SUBDIVISION
 5916 TRAFALGAR ROAD NORTH
 (PLAN 61R-9590)
 PART OF LOT 26, CONCESSION 7
 TOWN OF ERIN
 COUNTY OF WELLINGTON
CANDEVCON LIMITED
 CONSULTING ENGINEERS AND PLANNERS
 TEL. (905) 794-0600 FAX (905) 794-0611
 SCALE: 1:1500 DWG. No. PL-1
 DATE: NOV., 12th 2021 PROJECT No. W21081