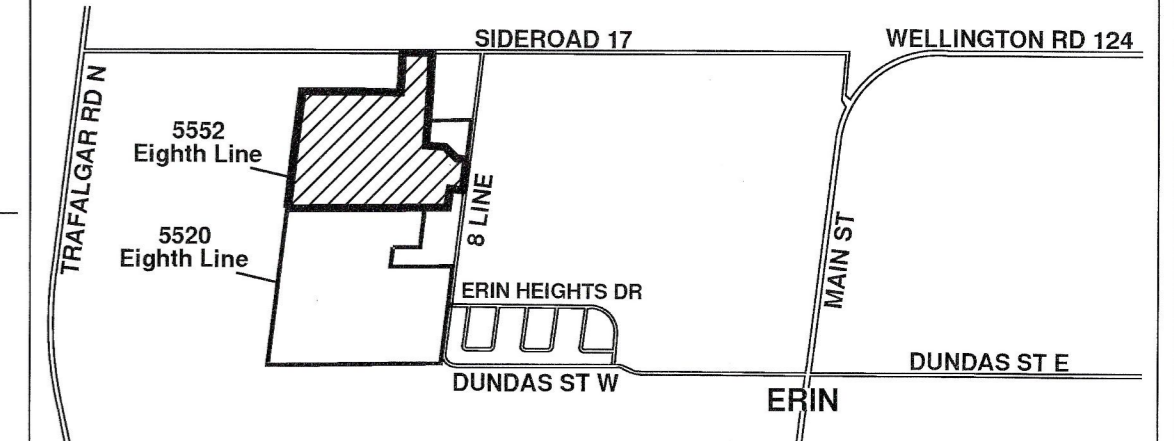


**DRAFT PLAN OF SUBDIVISION  
23T-22004**

5552 Eighth Line  
PART OF LOT 17  
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 7, 2022  
Tom Baskerville  
2779181 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.P.E. 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*
Single Detached	1-202	202	7.59	202	202
Street Townhouse	203-221	19	2.43	121	87
Medium Density Block	222, 223	2	2.88	104	75
Park	224	1	1.95		
Natural Heritage System (NHS)	225-227	3	3.41		
SWM Pond	228, 229	2	3.80		
Open Space	230	1	0.11		
Residential Reserve	231-236	6	0.34	7	7
0.3m Reserve	237-239	3	0.00		
Road Widening	240	1	0.04		
18m ROW (1531 m)				2.84	
20m ROW (214 m)				0.44	
23m ROW (523 m)				1.22	
<b>Total</b>	<b>240</b>	<b>240</b>	<b>27.05</b>	<b>434</b>	<b>371</b>

\*SDE Factors:  
Single Detached - 1.0  
Townhouse - 0.72  
Current subscription: 365 SDEs

DATE	REVISION	DWG	BY
May 26, 2025	Fourth Submission		KC
July 11, 2024	Third Submission		KC
Oct. 10, 2023	Second Submission		WS
June 6, 2022	First Submission		KC

**NOTES:**

- \* Local road/Local road daylight triangle = 6m x 6m
- \* Local road/Collector road daylight triangle = 6m x 6m
- \* Collector road/Collector road daylight triangle = 9m x 9m
- \* Collector road/Arterial road daylight triangle = 9m x 9m
- \* Pavement illustration is diagrammatic

**COSCORP**

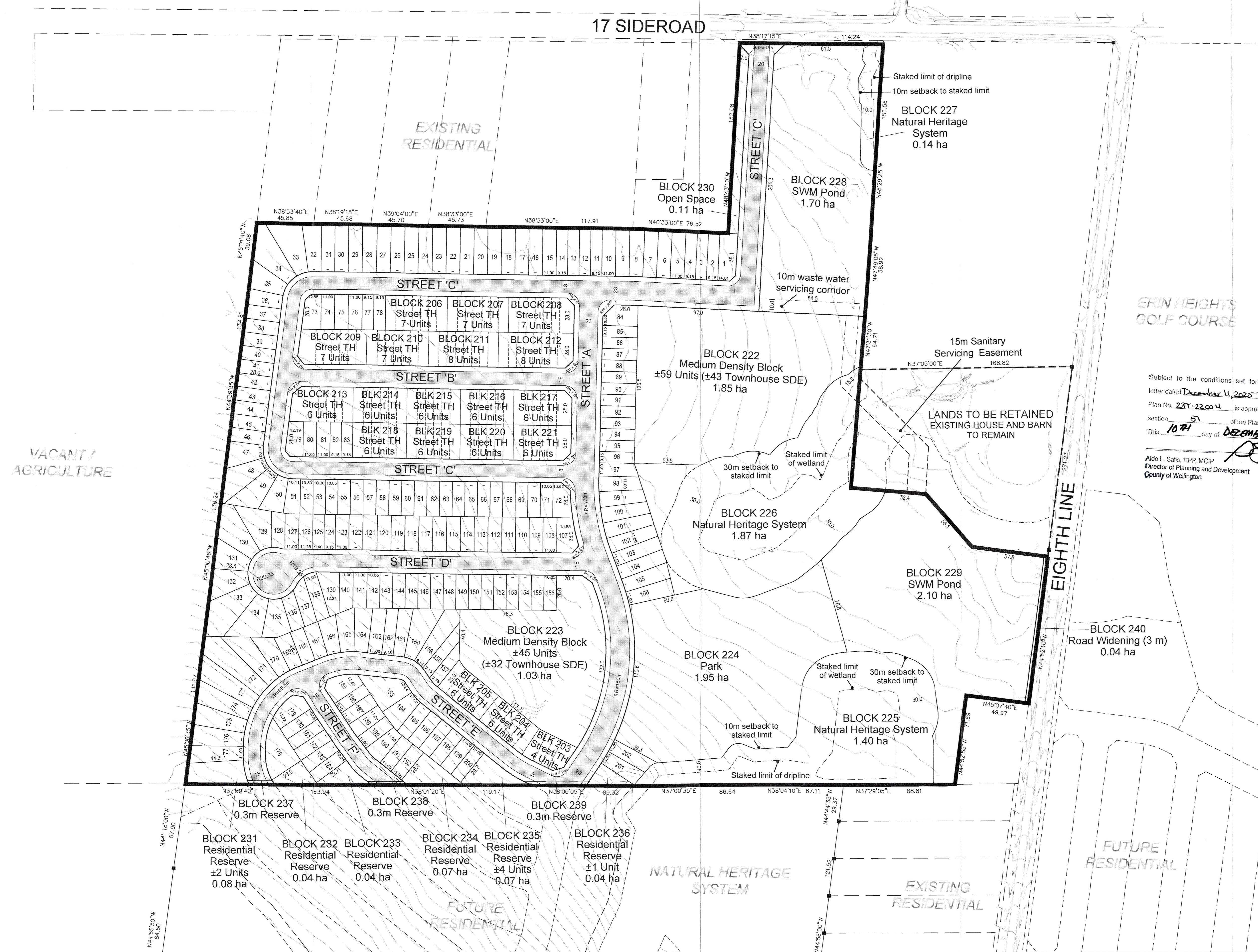
SCALE 1:1500 May 26, 2025

DRAWN BY: WS CHECKED BY: KC



**KORSIAK** Urban Planning

206-277 Lakeshore Road East  
Oakville, Ontario L6L 1R9  
T: 905-237-0227  
info@korsiak.com



ERIN HEIGHTS GOLF COURSE

Subject to the conditions set forth in our letter dated December 11, 2025, this Draft Plan No. 23T-22004 is approved under section 51 of the Planning Act. This 10<sup>TH</sup> day of December 2025.

Aldo L. Sals, RPP, MCIP  
Director of Planning and Development  
County of Wellington