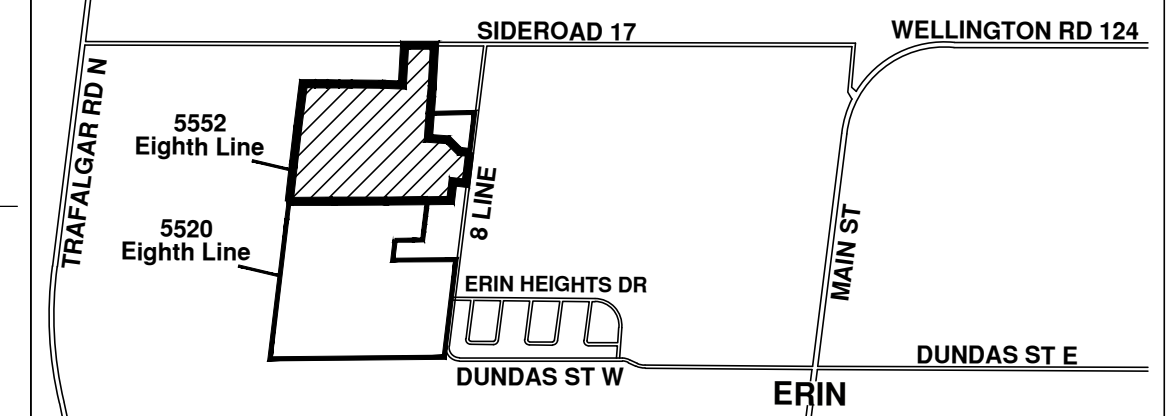


**DRAFT PLAN OF SUBDIVISION
23T-22004**

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-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 CHRISLEA ROAD, SUITE 7, WOODBRIDGE, ONTARIO L4L 8A3
Tel: (416) 355-5000 Fax: (416) 355-5001

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		
Total	240	240	27.05	434	371

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

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

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



SCALE 1:1500 May 26, 2025
DRAWN BY: WS CHECKED BY: KC

KORSIAK Urban Planning
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Oakville, Ontario L3J 3H9
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