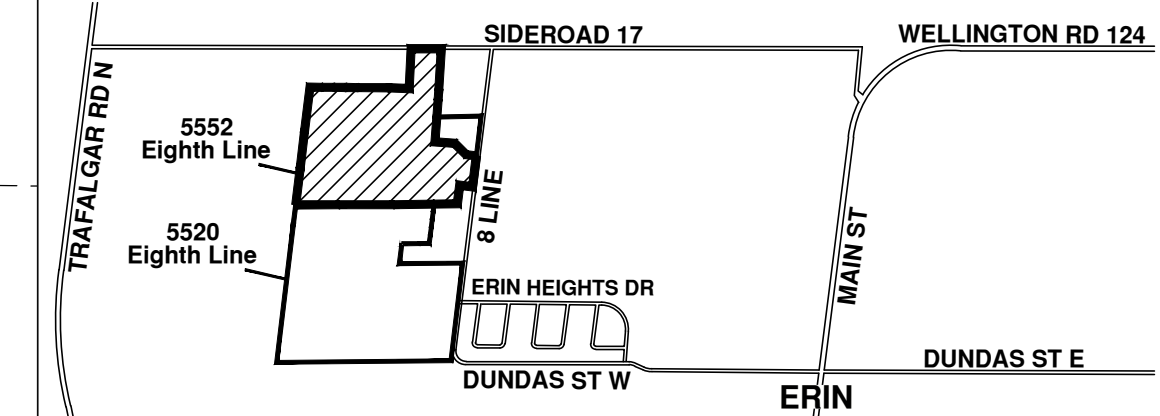


**DRAFT PLAN OF SUBDIVISION
23T -**

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) 635-5000 Fax: (416) 635-5001

ADDITIONAL INFORMATION (UNDER SECTION 51 (17) OF THE PLANNING ACT)

- A) SHOWN ON PLAN
- B) SHOWN ON PLAN
- C) SHOWN ON PLAN
- D) SHOWN ON PLAN
- E) SHOWN ON PLAN
- F) SHOWN ON PLAN
- G) SHOWN ON PLAN
- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) CLAY LOAM
- J) SHOWN ON PLAN
- K) SANITARY AND STORM SEWERS TO BE PROVIDED
- L) SHOWN ON PLAN

LAND USE SCHEDULE

Land Use	Lots/Blocks	Block Total	Area (ha)	Units	SDE*
Residential (Single Detached and Townhouse)	1-13	13	10.27	308	276
Medium Density Block	14, 15	2	3.20	110	79
Park	16	1	1.93		
Natural Heritage System (NHS)	17-19	3	3.26		
SWM Pond	20, 21	2	3.30		
Pump Station	22	1	0.15		
Sanitary Servicing Block	23	1	0.02		
Reserve	24	1	0.15		
Residential Reserve	25-30	6	0.33	8	8
0.3m Reserve	31-33	3	0.00		
Open Space	34, 35	2	0.23		
Road Widening	36	1	0.04		
18m ROW (1,856 m)			3.43		
20m ROW (400 m)			0.81		
Total	36	36	27.12	426	363

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

June 6, 2022	First Submission	A	KC
DATE	REVISION	DWG	BY

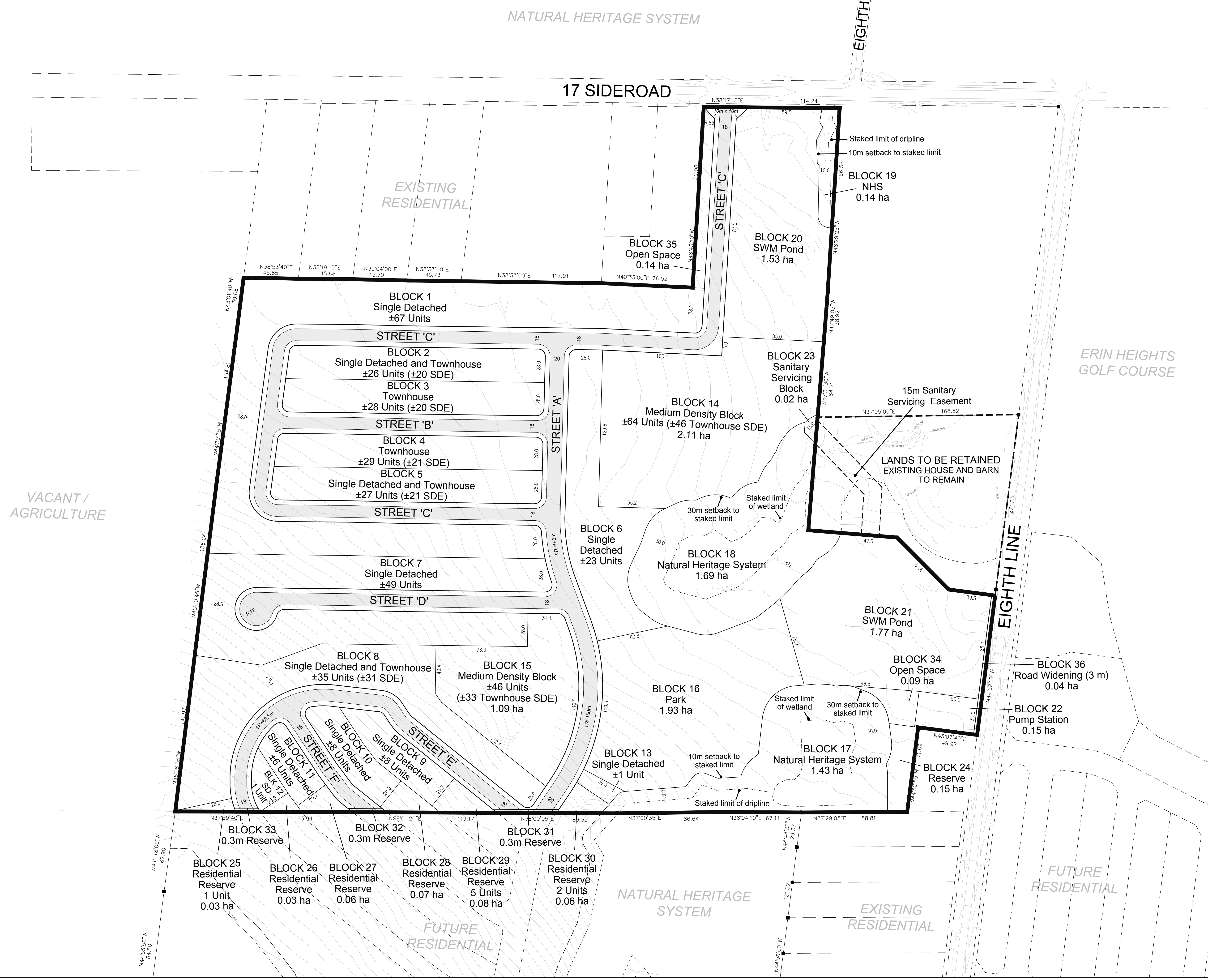
NOTES:
* Local road/Local road corner radii = 6m
* Pavement illustration is diagrammatic



SCALE 1:1500 June 6, 2022
DRAWN BY: KC CHECKED BY: CR **A**



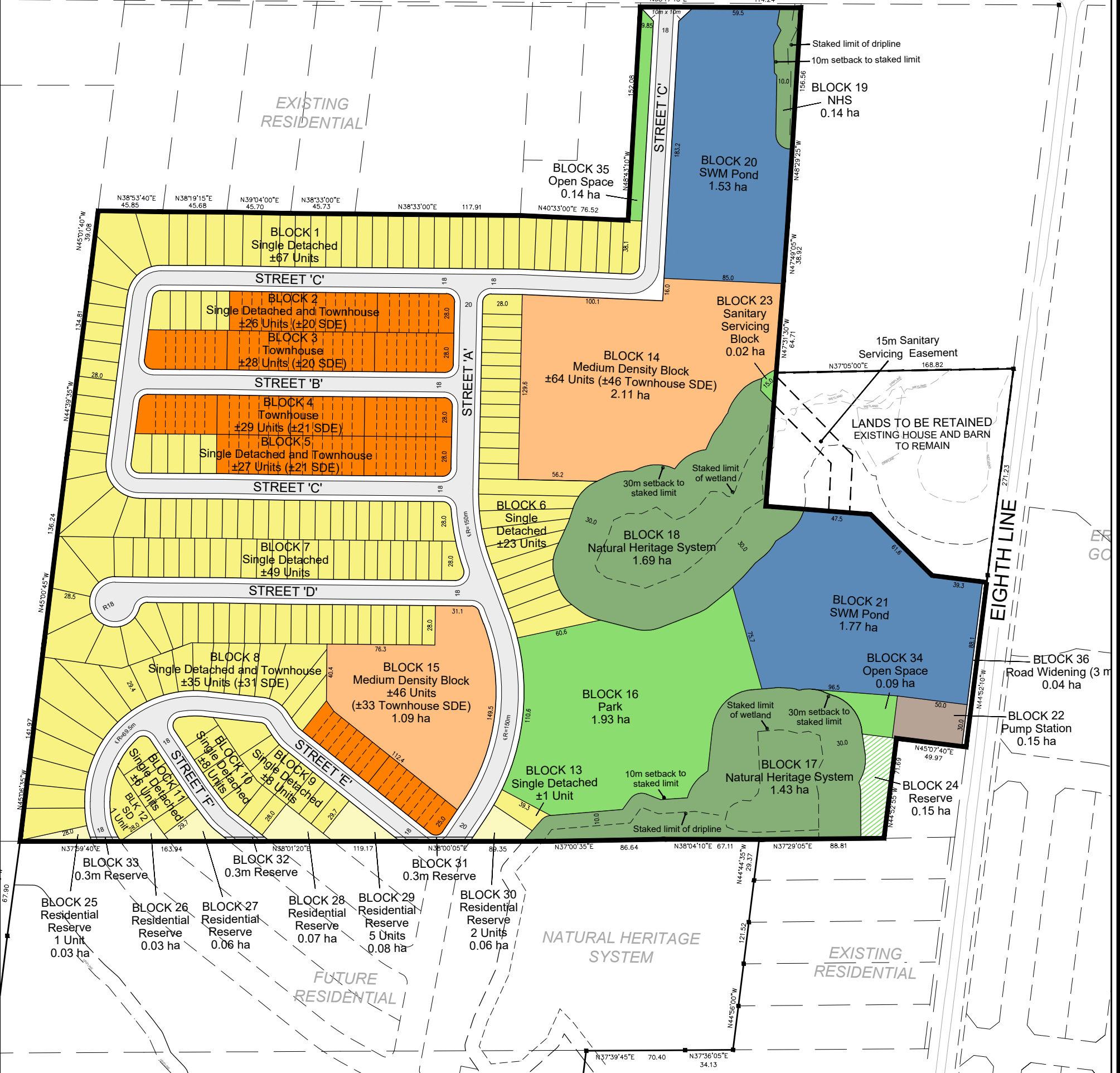
206-277 Lakeshore Road East
Oakville, Ontario L6J 3H9
T: 905-257-0207
info@korsiak.com



NATURAL HERITAGE SYSTEM

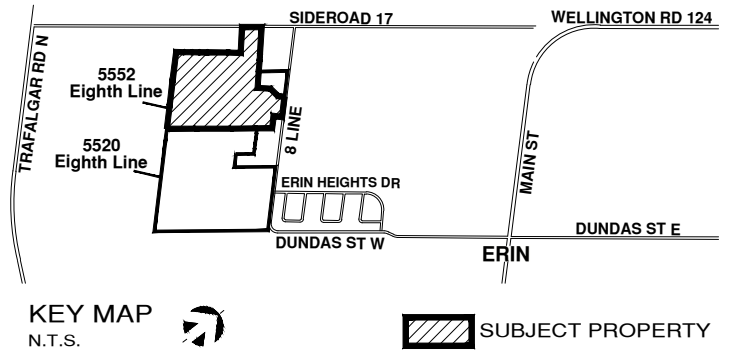
17 SIDEROAD

EIGHTH LINE



5552 Eighth Line
Coloured Draft Plan

Land Use	Lots/Blocks	Block Total	Area (ha)	Units
Single Detached	1-13	13	7.79	192
Townhouses	2,3,4,5,8	5	2.48	116
Medium Density Block	14,15	2	3.20	110
Park/Open Space	16,34,35	3	2.16	
Natural Heritage System	17-19	3	3.26	
SWM Pond	20,21	2	3.30	
SWM Pump Station	22	1	0.15	
Reserve	24	1	0.15	
Residential Reserve	25-30	7	0.33	8
Road Widening	36	1	0.04	
Sanitary Servicing Block	23	1	0.02	
0.3m Reserve	31-33	3	0.00	
18m ROW (1856m)			3.43	
20M ROW (400m)			0.81	
Total		42	27.12	426



COSCORP INC.

Scale 1:3000
June 6, 2022

KORSIAK Urban Planning

206-277 Lakeshore Road East
Oakville, Ontario L6J 1H9
T: 905-257-0227
info@korsiak.com