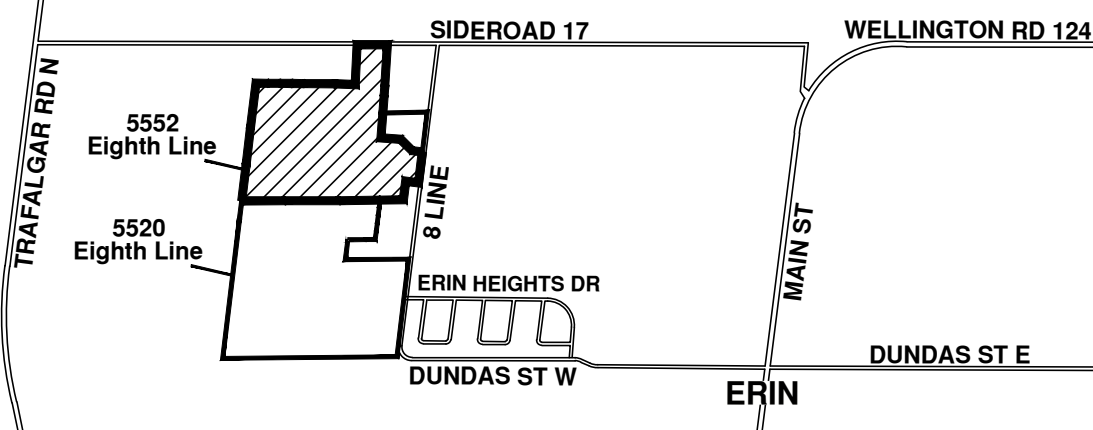


DRAFT PLAN OF SUBDIVISION
23T -

5552 Eighth Line
PART OF LOT 17
CONCESSION 8
(GEOGRAPHIC TOWNSHIP OF ERIN)
TOWN OF ERIN
COUNTY OF WELLINGTON



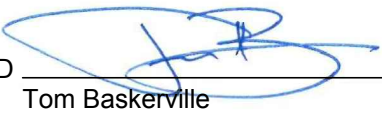
KEY MAP
N.T.S.



SUBJECT PROPERTY

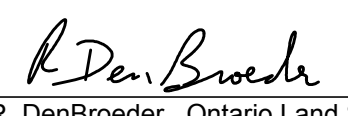
OWNER'S AUTHORIZATION

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-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*
Residential (Single Detached and Townhouse)	1-13	13	10.19	328	295
Medium Density Block	14, 15	2	2.88	104	75
Park	16	1	1.95		
Natural Heritage System (NHS)	17-19	3	3.23		
SWM Pond	20, 21	2	3.57		
Servicing Block	22	1	0.23		
Sanitary Servicing Block	23	1	0.02		
Open Space	24	1	0.11		
Residential Reserve	25-30	6	0.36	8	8
0.3m Reserve	31-33	3	0.00		
Road Widening	34	1	0.03		
18m ROW (1531 m)			2.83		
20m ROW (214 m)			0.44		
23m ROW (523 m)			1.21		
Total	34	34	27.05	440	378

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

DATE	REVISION	DWG	BY
Oct. 10, 2023	Second Submission	B	WS
June 6, 2022	First Submission	A	KC

NOTES:

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

COSCORP 

SCALE 1:1500 October 10, 2023

DRAWN BY: WS CHECKED BY: KC



KORSIAK  Urban Planning

206-277 Lakeshore Road East
Oakville, Ontario L6J 1H9
T: 905-257-0207
info@korsiak.com