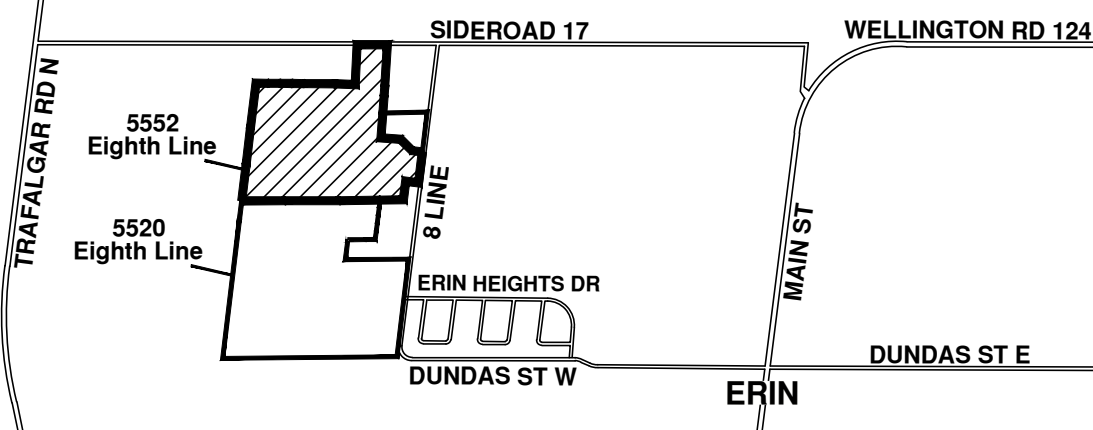


DRAFT PLAN OF SUBDIVISION  
23T-22004

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



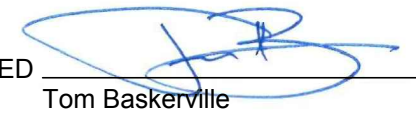
KEY MAP  
N.T.S.



SUBJECT PROPERTY

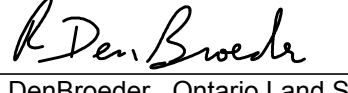
OWNER'S AUTHORIZATION

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* |
|---------------------------------------------|-------------|-------------|-----------|-------|------|
| Residential (Single Detached and Townhouse) | 1-13        | 13          | 10.18     | 328   | 295  |
| Medium Density Block                        | 14, 15      | 2           | 2.88      | 104   | 75   |
| Park                                        | 16          | 1           | 1.95      |       |      |
| Natural Heritage System (NHS)               | 17-19, 37   | 4           | 3.22      |       |      |
| 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           | 0.37      | 8     | 8    |
| 0.3m Reserve                                | 31-35       | 5           | 0.00      |       |      |
| Road Widening                               | 36          | 1           | 0.04      |       |      |
| 18m ROW (1531 m)                            |             |             | 2.83      |       |      |
| 20m ROW (214 m)                             |             |             | 0.44      |       |      |
| 23m ROW (523 m)                             |             |             | 1.21      |       |      |
| Total                                       | 37          | 37          | 27.05     | 440   | 378  |

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

|               |                   |     |    |
|---------------|-------------------|-----|----|
| 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 corner radii = 6m
- \* Pavement illustration is diagrammatic

**COSCORP** 

SCALE 1:1500 July 11, 2024

DRAWN BY: WS CHECKED BY: KC



**C**

**KORSIAK**  Urban Planning

206-277 Lakeshore Road East  
Oakville, Ontario L6J 1H9  
T: 905-237-0207  
info@korsiak.com