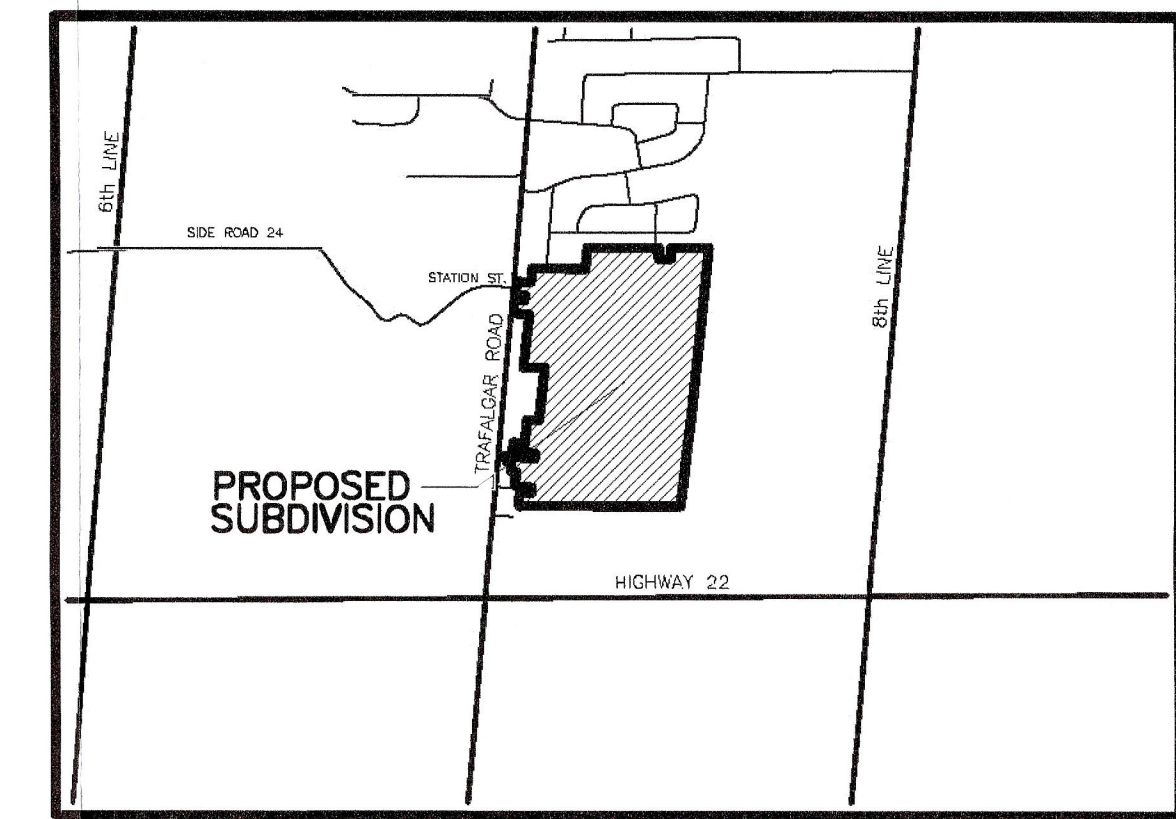


DRAFT PLAN OF SUBDIVISION
 PART OF LOTS 23 AND 24, CONCESSION 8
 (GEOGRAPHICAL TOWNSHIP OF ERIN)
 PART OF LOTS 11 & 12 EAST OF MARKET STREET, PART OF LOT 14
 ALL OF LOTS 15 & 16 WEST OF MARKET STREET, PART OF LOTS 4
 AND 17, ALL OF LOTS 18, 19 AND 20, EAST OF GUELPH STREET,
 PART OF LOTS 21 & 22, ALL OF LOTS 23 & 24, WEST OF
 GUELPH STREET, REGISTERED PLAN 95
 (FORMERLY VILLAGE OF HILLSBURGH)
 NOW IN THE TOWN OF ERIN
 COUNTY OF WELLINGTON

SCALE 1:2000

DRAFT PLAN 23T-23003



KEY PLAN

SECTION 51, PLANNING ACT,
 ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE
 SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO
 THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE March 6, 2023

Ray Sibthorp OLS, OLP, B.Sc.

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT
 THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF ERIN FOR APPROVAL.

OWNER
BEACHCROFT INVESTMENTS INC.
 C/O
 BALLANTRY HOMES
 20 CACHET WOODS COURT
 SUITE 6, MARKHAM ONTARIO
 L3C 3G1

 DAVID HILL
 PRESIDENT

TOTAL AREA OF LAND TO BE SUBDIVIDED = 52.272±Ha. (129.166±Acres)

SCHEDULE OF LAND USE

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Ac.
LOTS 9, 21-34, 37-53, 91-97, 131-149, 154, 179-189, 228-234, 257-266, 300-308, 322-327, 386-392, 400- 402, and 413-416 MIN. LOT FRONTAGE=13.7m. MIN. LOT AREA=417.8sq.m.		116	116	6.341	15.669
LOTS 3-4, 8, 10, 16-20, 35-36, 57-65, 78-79, 85-90, 98, 129-130, 150, 155-157, 161, 167-170, 190-202, 217-227, 235-240, 268-269, 287-291, 295-296, 299-309, 309-315, 318-321, 328-333, 348-351, 359-364, 371-385 and 417-421 MIN. LOT FRONTAGE=11.6m. MIN. LOT AREA=353.8sq.m.		135	135	5.268	13.018
LOTS 1-2, 5-7, 12-15, 54-56, 66-77, 80-81, 99-105, 120-128, 151-153, 158-160, 162-166, 171-176, 203-209, 211-216, 241-246, 249-254, 272-274, 277-282, 285-290, 316-317, 334-339, 342-347, 352-357, 365 and 368-370 MIN. LOT FRONTAGE=9.8m. MIN. LOT AREA=288.9sq.m.		124	124	4.021	9.936
STREET TOWNHOUSE DWELLINGS					
BLOCKS 11, 82-84, 106-107, 114-119, 209- 210, 247-248, 283-284, 340-341, 358, 366-367, 393-399 and 403-411 MIN. UNIT FRONTAGE = 6.1m.	39		221	4.712	11.644
BACK TO BACK TOWNHOUSE DWELLINGS					
BLOCKS 108-113 MIN. UNIT FRONTAGE = 6.1m.	6		68	0.654	1.616
EXISTING HERITAGE HOUSE					
LOT 422		1	1	0.273	0.674
MIXED USE SENIORS HOUSING					
BLOCK 423	1		188	2.167	5.355
LOW RISE SENIORS HOUSING					
BLOCK 424	1		72	2.934	7.250
SUBTOTAL	47	376	925	26.370	65.162
BLOCKS 425-426 - STORM WATER MANAGEMENT	2			4.087	10.050
BLOCKS 412 and 427 - BIORETENTION CELL	2			0.310	0.766
BLOCK 428 - PARK	1			1.186	2.931
BLOCKS 429-435 - TRAILHEAD PARK	7			0.285	0.655
BLOCKS 436-437 - WOODLOT	2			8.015	19.800
BLOCKS 438-439 - BUFFER	2			1.723	4.257
BLOCK 440 - FUTURE WATER TOWER	1			0.191	0.473
BLOCK 442 - OPEN SPACE	1			0.003	0.007
BLOCK 448 - WALKWAY	1			0.076	0.187
STREETS				10.068	24.878
23.0m. WIDE TOTAL LENGTH=1075m. AREA= 2.337Ha.					
20.0m. WIDE TOTAL LENGTH=3865m. AREA= 7.731Ha.					
TOTAL				52.272	129.166

Subject to the conditions set forth in our
 letter dated MARCH 5, 2023, this Draft
 Plan No. 23T-23003 is approved under
 section 51 of the Planning Act.
 This 5TH day of MARCH 2023

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

- NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM
- NOTE - @ SPECIAL DESIGN UNITS
- NOTE - BLOCKS 441 and 443-448 HAVE BEEN OMITTED

PROJECT No. P-3304
 SCALE 1:2000 APR. 23, 2025
 (3304-DES16) X-REF: (3304MAS & 3304MTOPO)
DWG. No. - 25:8
 PLANNING PARTNERS INC. 64 JARDIN DRIVE - UNIT 18, CONCORD ONTARIO L4K 3P3
 TEL: (905)669-4055 FAX: (905)669-0097 design@klmplanning.com
 Planning • Design • Development

