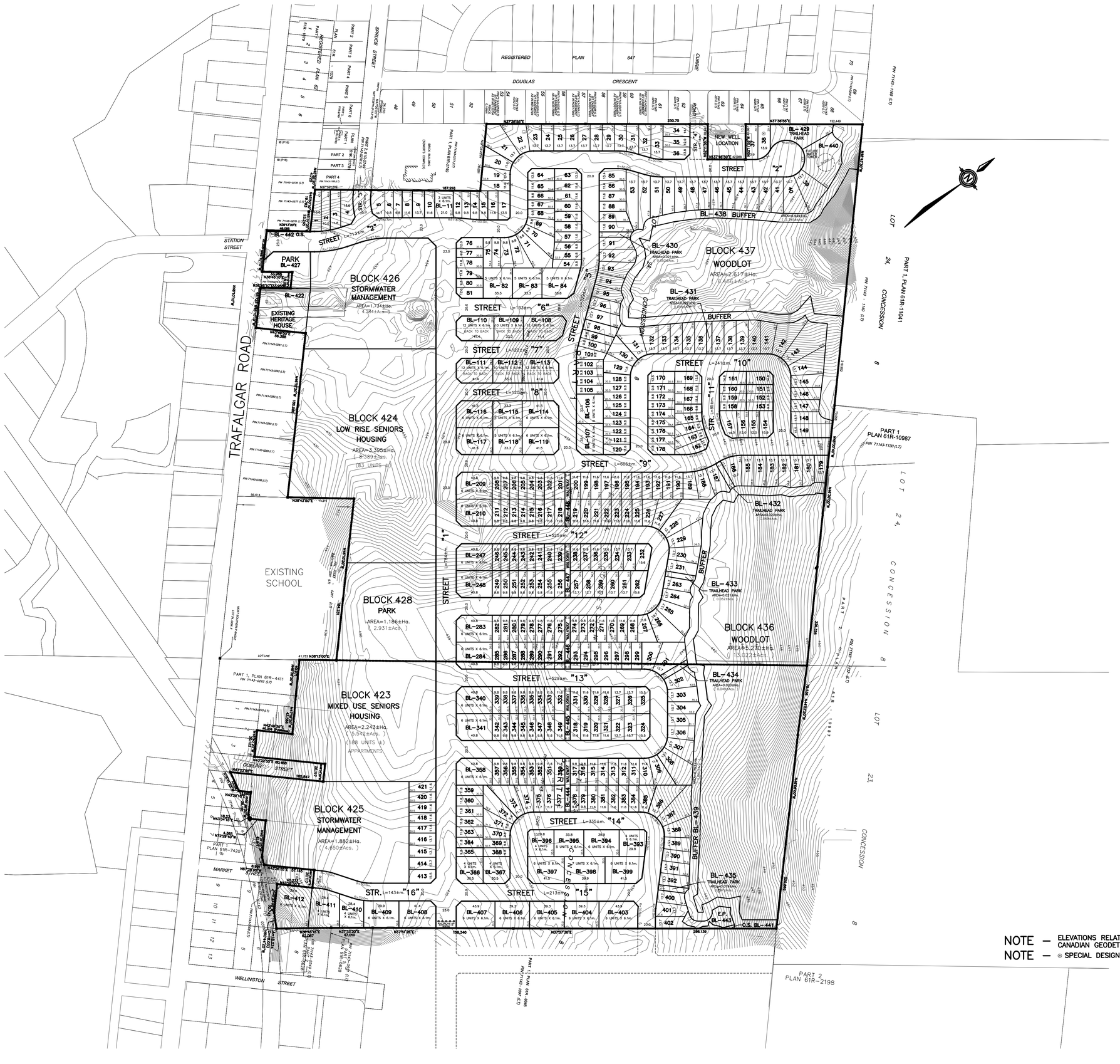
DRAFT PLAN OF SUBDIVISION
PART OF LOTS 23 AND 24, CONCESSION 8
(GEOGRAPHICAL TOWNSHIP OF ERIN)
PART OF LOTS 11 & 12 EAST OF MARKET STREET, PART OF LOT 14 ALL OF LOTS 15 & 16 WEST OF MARKET STREET, PART OF LOTS 4 AND 17, ALL OF LOTS 18, 19 AND 20, EAST OF GUELPH STREET, PART OF LOTS 21 & 22, ALL OF LOTS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

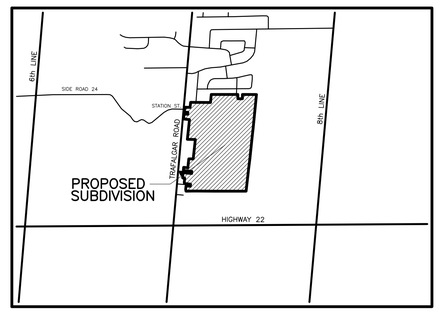
SCALE 1:2000



NOTE – ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

NOTE – ⊛ SPECIAL DESIGN UNITS

DRAFT PLAN 23T–



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

RAYMOND J. SIBTHORP
OLS, OLIP, 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
L6C 3G1

DAVID HILL
PRESIDENT

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

SCHEDULE OF LAND USE

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Acs.
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	6.002	14.831
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, 255–256, 267–271, 275–276, 291–299, 309–315, 318–321, 328–333, 348–351, 359–364, 373–377, 380–385 and 417–421 MIN. LOT FRONTAGE=11.6m. MIN LOT AREA=353.8sq.m.		131	131	5.110	12.627
LOTS 1–2, 5–7, 12–15, 54–56, 66–77, 80–81, 99–105, 120–128, 151–153, 158–160, 162–166, 171–178, 203–208, 211–216, 241–246, 249–154, 272–274, 277–282, 285–290, 316–317, 334–339, 342–347, 352–357, 365, 368–372 and 378–379 MIN. LOT FRONTAGE=9.8m. MIN LOT AREA=298.9sq.m.		128	128	4.170	10.304
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 403–412 MIN. UNIT FRONTAGE = 6.1m.	40		218	4.734	11.699
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	0.276	0.682
MIXED USE SENIORS HOUSING					
BLOCK 423	1		188	2.243	5.542
LOW RISE SENIORS HOUSING					
BLOCK 424	1		83	3.395	8.389
SUBTOTAL	48	376	933	26.584	65.690
BLOCKS 425–426 – STORM WATER MANAGEMENT	2			3.616	8.935
BLOCKS 427–428 – PARK	2			1.343	3.319
BLOCKS 429–435 – TRAILHEAD PARK	7			0.265	0.655
BLOCKS 436–437 – WOODLOT	2			7.887	19.488
BLOCKS 438–439 – BUFFER	2			1.702	4.206
BLOCK 440 – FUTURE WATER TOWER	1			0.191	0.472
BLOCKS 441–442 – OPEN SPACE	2			0.016	0.040
BLOCK 443 – ENVIRONMENTAL PROTECTION	1			0.074	0.183
BLOCKS 444–448 – WALKWAY	5			0.183	0.452
STREETS				10.411	25.726
23.0m. WIDE TOTAL LENGTH=1003±m. AREA= 2.307±Ha.					
20.0m. WIDE TOTAL LENGTH=4052±m. AREA= 8.104±Ha.					
TOTAL LENGTH=5055±m. AREA=10.411±Ha.					
TOTAL	72	376	933	52.272	129.166

KLM PLANNING PARTNERS INC.

PROJECT No. P-3304

SCALE 1:2000 NOV 14, 2023

(3304-DES12) X-REF: (3304MAS & 3304MTOPO)

DWG. No. - 23:2

64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
TEL: (905)669-4055 FAX: (905)669-0097 design@klmplanning.com

Planning ● Design ● Development