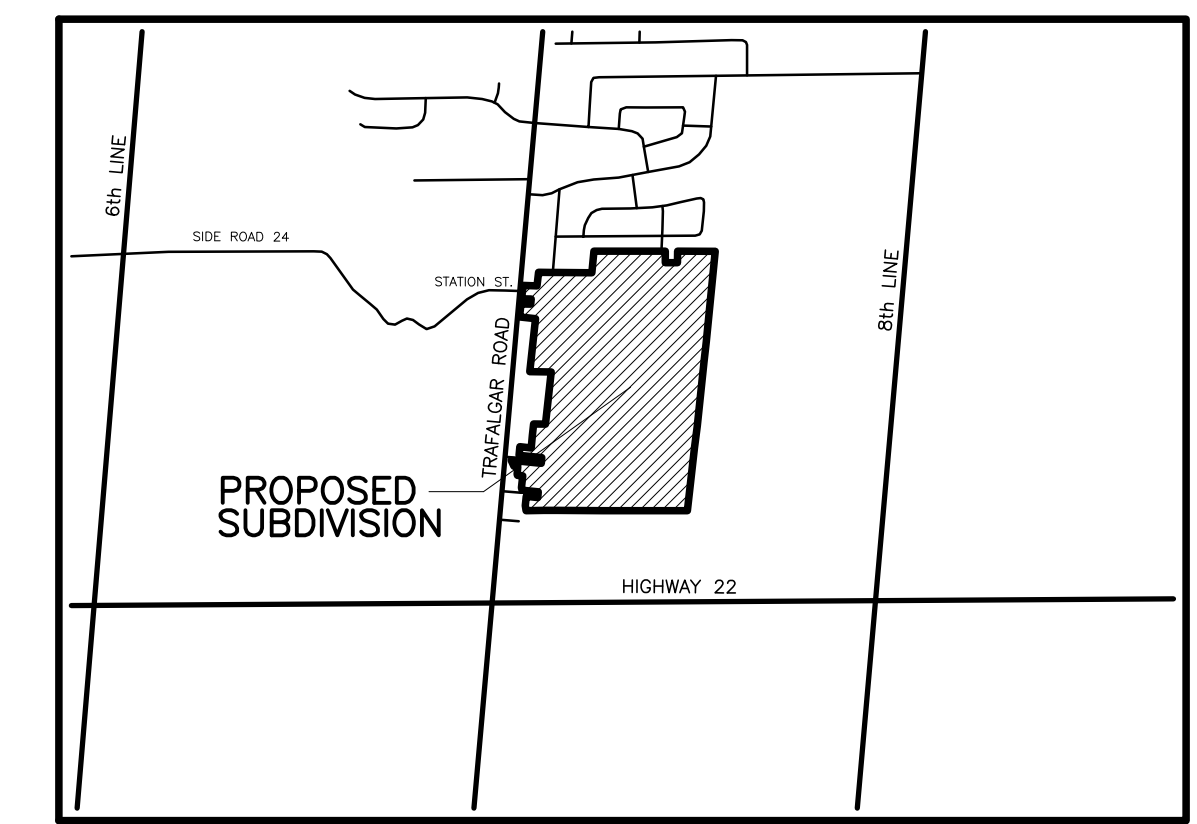


DRAFT PLAN OF SUBDIVISION
 PART OF LOTS 23 AND 24, CONCESSION 8
 (GEOGRAPHICAL TOWNSHIP OF ERIN)
 PART OF LOTS 11 & 12 EAST OF MARKET STREET, PART OF LOT 14
 ALL OF LOTS 15 & 16 WEST OF MARKET STREET, PART OF LOTS 4
 AND 17, ALL OF LOTS 18, 19 AND 20, EAST OF GUELPH STREET,
 PART OF LOTS 21 & 22, ALL 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-



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-LOAD
- 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
 RAYMOND J. 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.

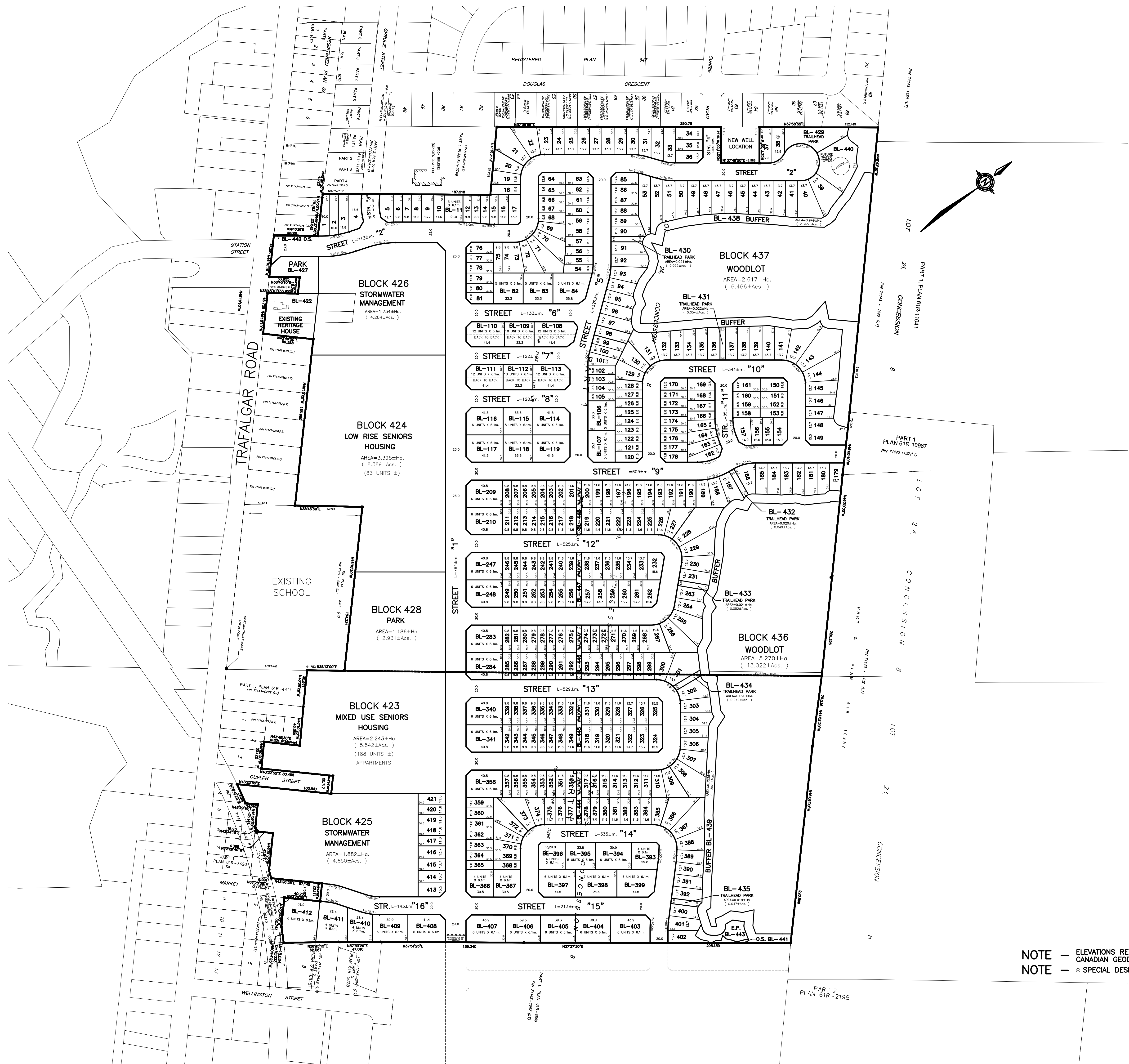
c/o
 BALLANTRY HOMES
 20 CACHET WOODS COURT
 SUITE 6, MARKHAM ONTARIO
 L6C 3G1

David Hill
 DAVID HILL
 PRESIDENT

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

SCHEDULE OF LAND USE

SCHEDULED 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	6.002	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, 342-351, 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, 249-254, 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=298.8sq.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=1003m. AREA= 2.307Ha. 20.0m. WIDE TOTAL LENGTH=4053m. AREA= 8.104Ha. TOTAL LENGTH=5056m. AREA=10.411Ha.					
TOTAL	72	376	933	52.272	129.166



NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM
 NOTE - @ SPECIAL DESIGN UNITS

PROJECT No. P-3304
 SCALE 1:2000 NOV 14, 2023
 (3304-DES12) X-REF: (3304MAS & 3304MTOPO)
KLM DWG. No. - 23:2
 PLANNING PARTNERS INC. 64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
 TEL: (905)669-4055 FAX: (905)669-0097 design@klmplanning.com
 Planning • Design • Development