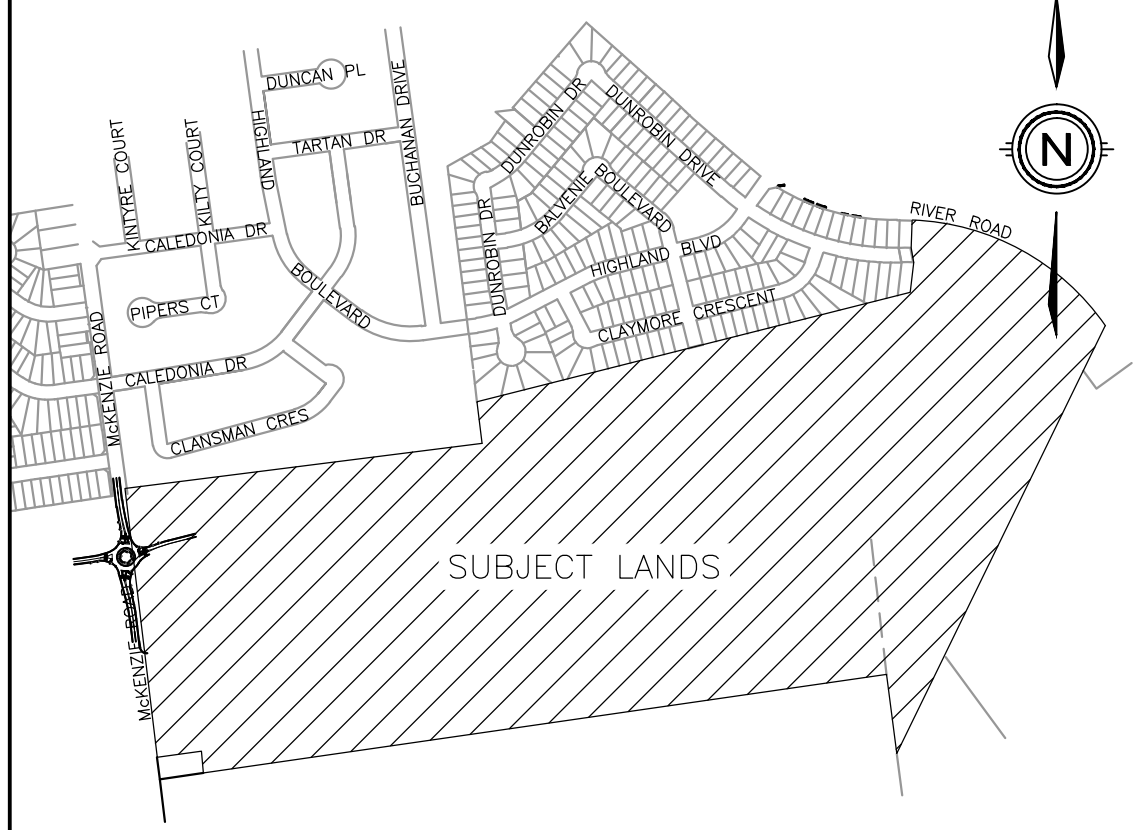
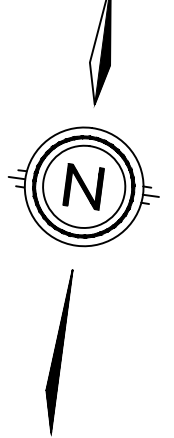


BEATTIES ESTATES

HALDIMAND COUNTY

PED-PD-35-2018, Attachment 2



KEY PLAN
SCALE: 1:10000

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PARTS OF LOTS 2 AND 3
RANGE EAST OF TOWNSEND TO CALEDONIA ROAD, AND
PARTS OF LOTS 31 AND 32
BROKEN FRONT CONCESSION (ONEIDA)
HALDIMAND COUNTY

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY
AUTHORIZE UPPER CANADA CONSULTANTS TO
PREPARE AND SUBMIT THIS DRAFT PLAN OF
SUBDIVISION TO THE COUNTY OF HALDIMAND
FOR APPROVAL.

[Signature]
WILDWOOD DEVELOPMENT INC. FEBRUARY 27, 2015
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF
THE LANDS TO BE SUBDIVIDED ARE
CORRECTLY SHOWN.

[Signature] 14 April 2015
SEP RUUSKA O.L.S. DATE

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- | | | |
|-------------|--------------------|-----------------|
| a) SEE PLAN | e) SEE PLAN | i) SILTY SAND |
| b) SEE PLAN | f) SEE PLAN | j) SEE PLAN |
| c) SEE PLAN | g) SEE PLAN | k) FULL SERVICE |
| d) SEE PLAN | h) MUNICIPAL WATER | l) SEE PLAN |

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	1-54	632	25.753	44.20
OPEN SPACE	55		8.815	15.13
STREET TOWNS (20')	56-71	95	2.006	3.44
WALKWAY	72-76		0.126	0.22
PARK	77		0.277	0.48
UTILITIES CORRIDOR/PARK	78-80		4.790	8.22
WATER STAND PIPE	81		0.140	0.24
SWM POND	82-84		2.804	4.81
WATERCOURSE	85-87		0.951	1.63
ACCESSWAY	88-89		0.051	0.09
ROAD WIDENING	90		0.123	0.21
FUTURE DEVELOPMENT	92		0.144	0.25
FUTURE ROAD	91		0.075	0.13
ROADWAY			12.209	20.95
TOTAL	92	727	58.264	100.00

DEVELOPABLE AREA = 43.445ha
DEVELOPABLE DENSITY = 16.73 units/ha
(EXCLUDING OPEN SPACE, WATERCOURSE, UTILITIES CORRIDOR, ROAD
WIDENING AND WATER STAND PIPE)

0	ISSUED FOR REVIEW	2018-06-05	T.A.
#	REVISION	DATE	INIT

DRAWING TITLE	DRAFTING	T.A.
DRAFT PLAN OF SUBDIVISION	DATE	JUNE 5, 2018
	SCALE	1:2000
	DWG No.	0387-DP1
	REV.	0

