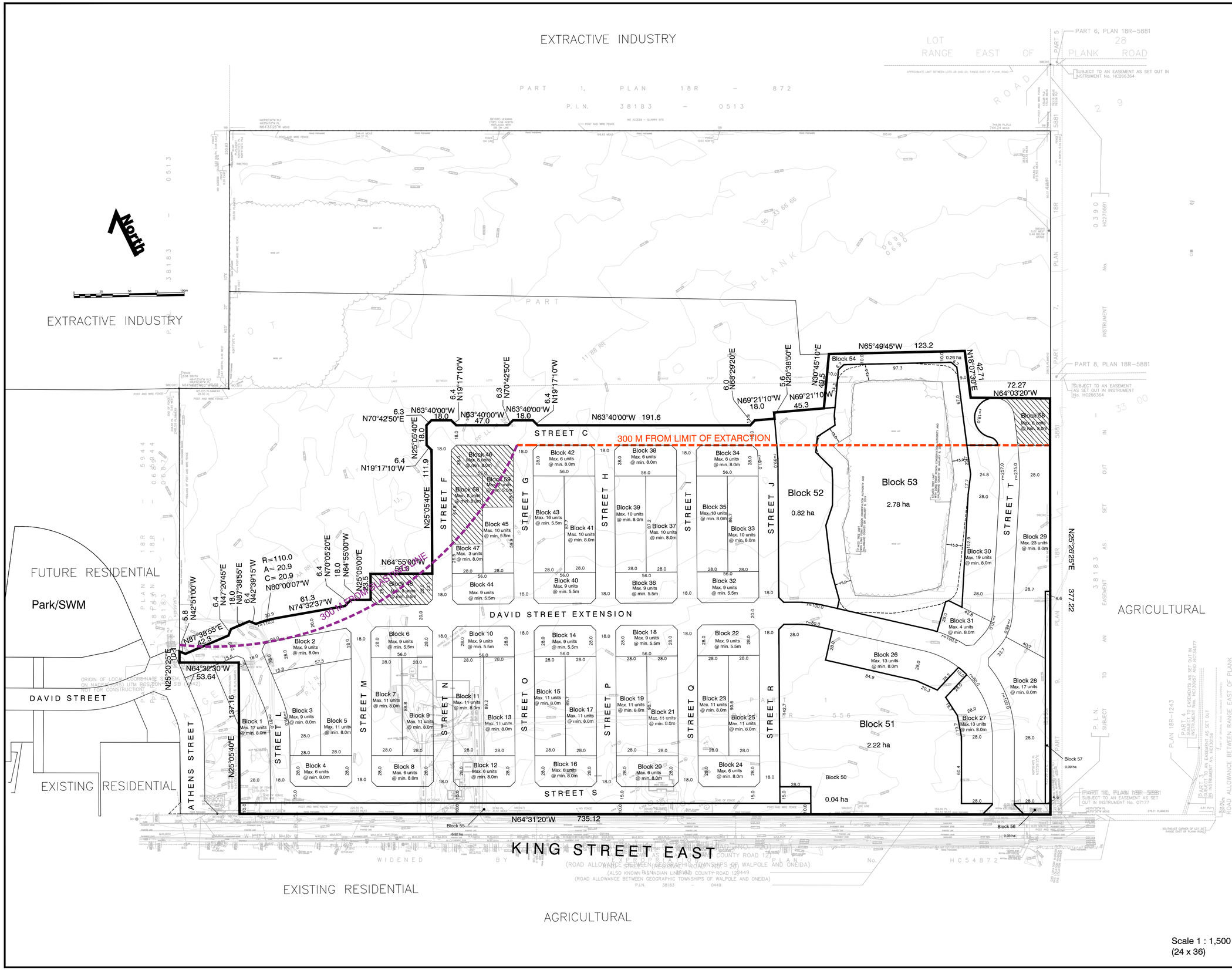
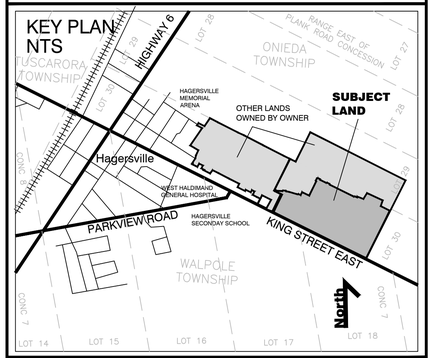



Scale 1 : 1,500
(24 x 36)

# DRAFT PLAN OF SUBDIVISION

FOR PART OF LOTS 29 AND 30,
RANGE EAST OF PLANK ROAD
(GEOGRAPHIC TOWNSHIP OF ONEIDA)
HALDIMAND COUNTY

**January 26, 2022**




| LAND USE | Block Number | Units | Area (ha) | Area (ac) |
|---|---|---|---|---|
| Residential Townhouse, Min 5.5m | 6, 10, 14, 18 20, 32, 36, 40 43, 44, 48 | Up to 107 | 1.83 | 4.5 |
| Residential Detached, Min 8.0m | 1-5, 7-9, 11-13 15-17, 19-21, 23-31, 33-35, 37-39, 41, 42 47 | Up to 351 | 8.42 | 20.8 |
| Pumping Station | 50 | - | 0.04 | 0.1 |
| SWM | 51 & 52 | - | 3.04 | 7.5 |
| Woodlot | 53 | - | 2.78 | 6.9 |
| Open Space/ Emergency Access | 54 | - | 0.26 | 0.6 |
| Open Space | 55 & 56 | - | 0.55 | 1.4 |
| Drainage Swale | 57 | - | 0.09 | 0.2 |
| Residential (Hold) | 46, 48, 58 59 & 60 | Up to 41 | 0.70 | 1.7 |
| Roads | David Street Street C Streets S-J-L-T | - | 6.68 | 16.5 |
| Total | | Up to 499 | 24.39 | 60.3 |

## ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O., 1990

( a ) AS SHOWN ON DRAFT AND KEY PLANS
( b ) AS SHOWN ON DRAFT PLAN AS SHOWN ON DRAFT AND KEY PLANS
( c ) AS SHOWN ON DRAFT PLAN AS SHOWN ON DRAFT AND KEY PLANS
( d ) THE LAND IS TO BE USED ACCORDING TO THE SCHEDULE OF LAND USE
( e ) AS SHOWN ON DRAFT AND KEY PLANS
( f ) AS SHOWN ON DRAFT PLAN
( g ) AS SHOWN ON DRAFT AND KEY PLANS
( h ) MUNICIPAL WATER SUPPLY TO BE MADE AVAILABLE
( i ) SOIL IS SILTY CLAY
( j ) AS SHOWN ON DRAFT PLAN
( k ) FULL MUNICIPAL SERVICES TO BE MADE AVAILABLE
( l ) SUBJECT TO EASEMENTS AS SHOWN ON THE DRAFT PLAN

Notes:
Block 49 (Future Dev.) was eliminated from the Plan on January 4, 2022.
All dimensions on curves are chord lengths unless otherwise indicated.

## OWNER'S AUTHORIZATION

I AUTHORIZE WSP CANADA GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF HALDIMAND FOR APPROVAL.

Daniel Guizzetti, President — DATE
GARDENS COMMUNITIES (HAGERSVILLE) LTD.

## 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 LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

M:\jobs\20\20-0064-00 Dwgs Subdivn\Deed\20-0127_00000000.jpg

Shan Goonewardena, B.Eng., O.L.S. — OCT. 30, 2020 DATE
R-PE Surveying Ltd.

## PLAN PREPARED BY

J:\J.L.L.\Jlbur\WSP-signature.jpg

Norman Hibbert, MCIP, RPP — OCT. 30, 2020 DATE
WSP CANADA GROUP LTD.

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20M-00764-DPP