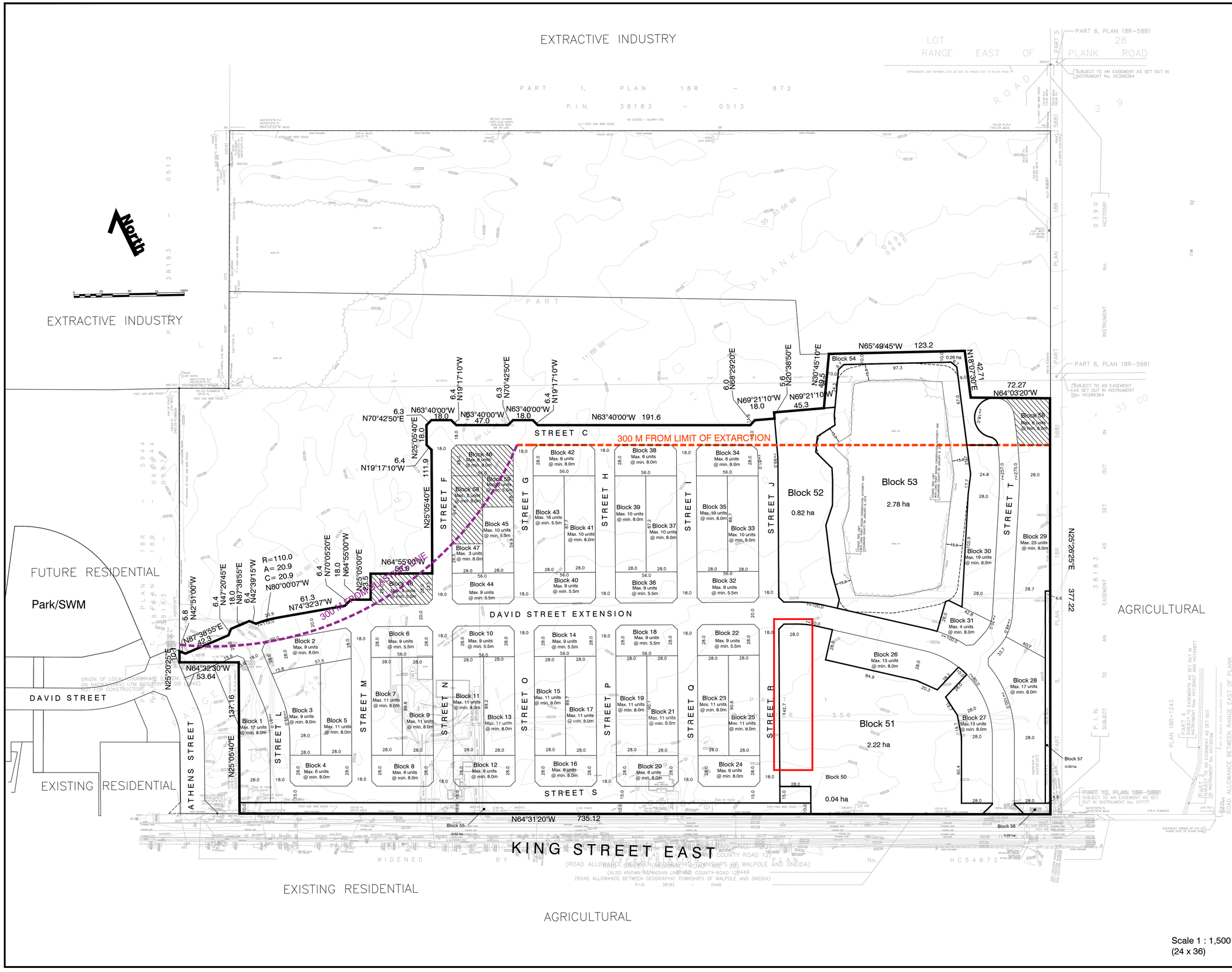
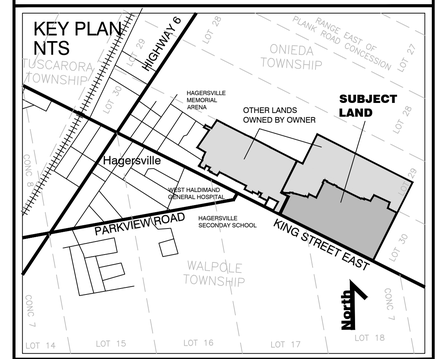


DRAFT PLAN OF SUBDIVISION

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 D-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\20-00764-DPP Duplin Gardens\Deed\DPP\2_20200930.jpg

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

PLAN PREPARED BY

J:\J\J\J\jhurt\RH-signature.jpg

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

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20M-00764-DPP