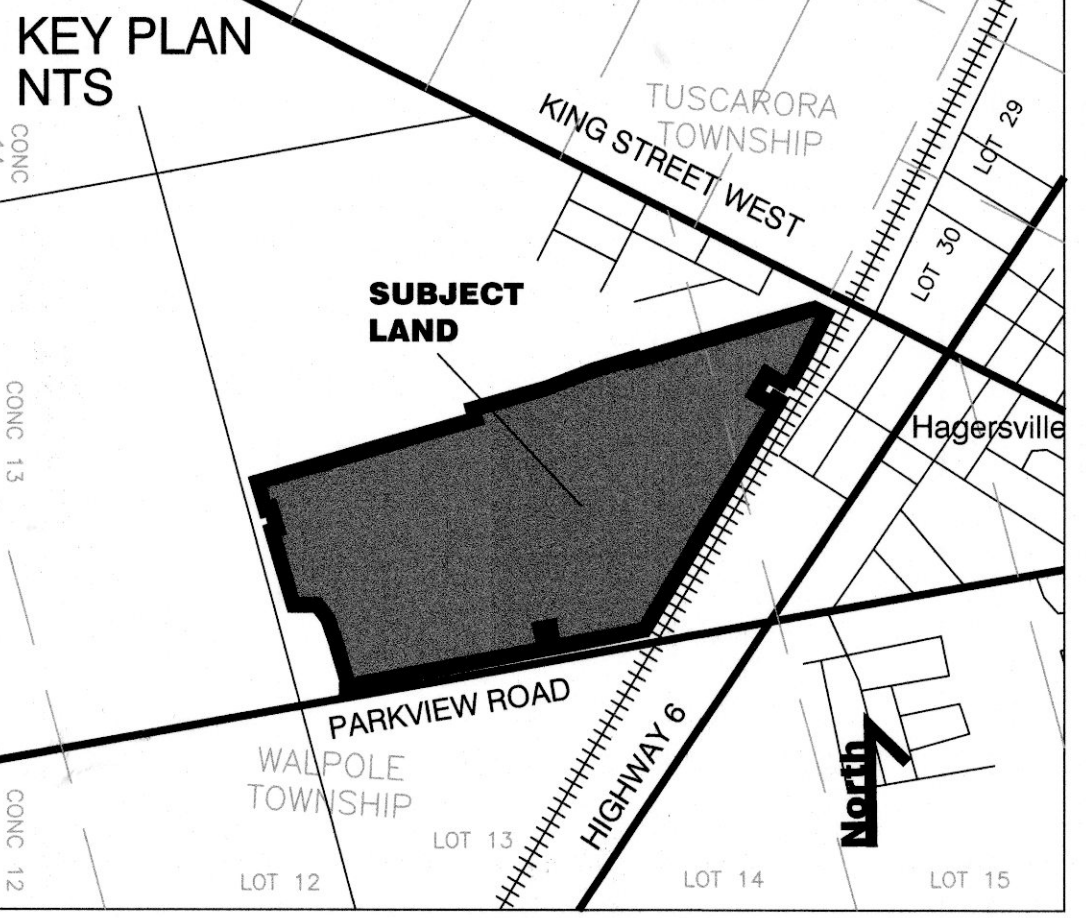


DRAFT PLAN OF SUBDIVISION

FOR PART OF LOTS 13, 14 & 15
CONCESSION 13
(GEOGRAPHIC TOWNSHIP OF WALPOLE)
HALDIMAND COUNTY

March 23, 2022



LAND USE	Block Number	Units	Area (ha)
Back-to-back Townhouse	22, 23, 57-59	Up to 230	2.76 6.8
Residential Townhouse, min 5.0m	40-45, 96, 97	Up to 174	2.62 6.5
Residential Detached, min 5.0m	1-10, 35-41, 20-25	Up to 680	16.66 41.2
Residential Medium Density	#1	Up to 464	35.61 88.0
Subtotal		1,548	57.65 142.5

LAND USE	Block Number	Units	Area (ha)
Future Dev.	24, 62-64	-	0.86 2.1
Walkways	65-69	-	0.16 0.4
Park	70	-	2.64 6.4
SWM	71	-	2.23 5.5
Open Space	72-74	-	2.98 7.3
Roads	Streets A-R	-	11.24 27.8
Subtotal			20.01 49.5
Total		Up to 1,548	77.66 192.0

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

Note:
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 Guzzetti, President
EC (Sandusky) GP Inc.
March 24, 2022
DATE

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.

Yuriy Bogdanov, Ontario Land Surveyor, OLIP
Geoverra
MARCH 23, 2022
DATE

PLAN PREPARED BY

Norman Hibbert, MCIP, RPP
WSP CANADA GROUP LTD.
OCT. 30, 2020
DATE
20M-00764-DPP

Scale 1 : 2,500
(24 x 36)