

DRAFT PLAN OF SUBDIVISION

FOR PART OF LOTS 13, 14 & 15

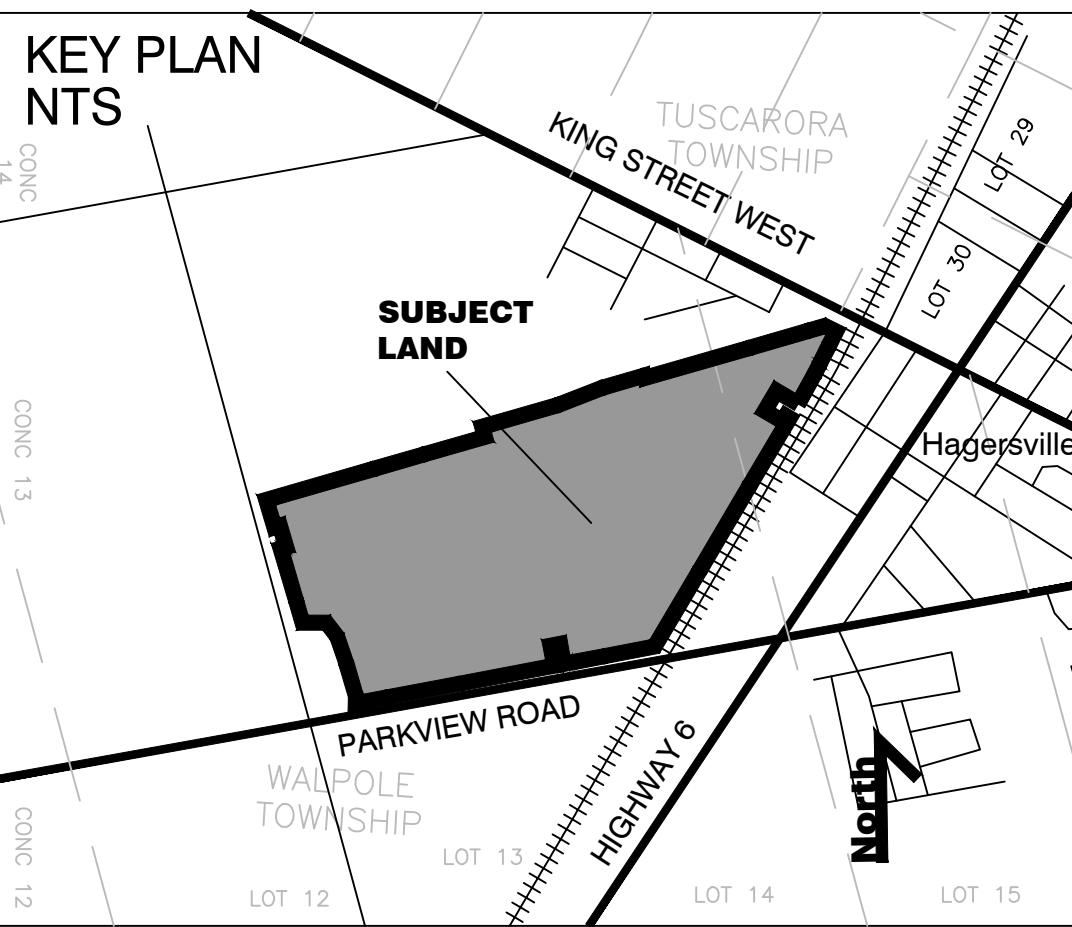
CONCESSION 13

(GEOGRAPHIC TOWNSHIP OF WALPOLE)

HALDIMAND COUNTY

April 26, 2024

KEY PLAN NTS



LAND USE	Block Number	Units	Area (ha)
Residential Detached, Min 8.0m	1-12, 14-38	Up to 496	14.18
Residential Detached, Min 8.0m	39-43	Up to 31	1.01
Residential Townhouse, Min 5.0m	13, 44-49	Up to 126	2.35
Back-to-back Townhouse	50-54	Up to 172	2.05
Residential Medium Density	72	Up to 402	36.04
Subtotal		Up to 1,227	55.63

LAND USE	Block Number	Units	Area (ha)
Future Dev.	55-56	-	0.63
Open Space	57-59	-	3.07
SWM	60	-	2.16
Park	61	-	2.51
School	62	-	2.09
Road Widening	63-65	-	0.20
Walkways	66-71	-	0.16
Roads	Streets A-Q, Lanes A-E	-	11.35
Subtotal			22.17
Total		Up to 1,227	77.80

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 Guizzetti, President
EC (Sandusk) GP Inc.
APRIL 30, 2024
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.

Yuri Bogdanov, Ontario Land Surveyor, OLP
Geoverra
APRIL 29, 2024
DATE

PLAN PREPARED BY

Nathan Honas, CPT
WSP CANADA GROUP LTD.
APRIL 26, 2024
DATE
20M-00764-DPP

0 10 20 30 40 50 60 70
(SCALE IN METRES)

Scale 1 : 2,500
(24 x 36)

