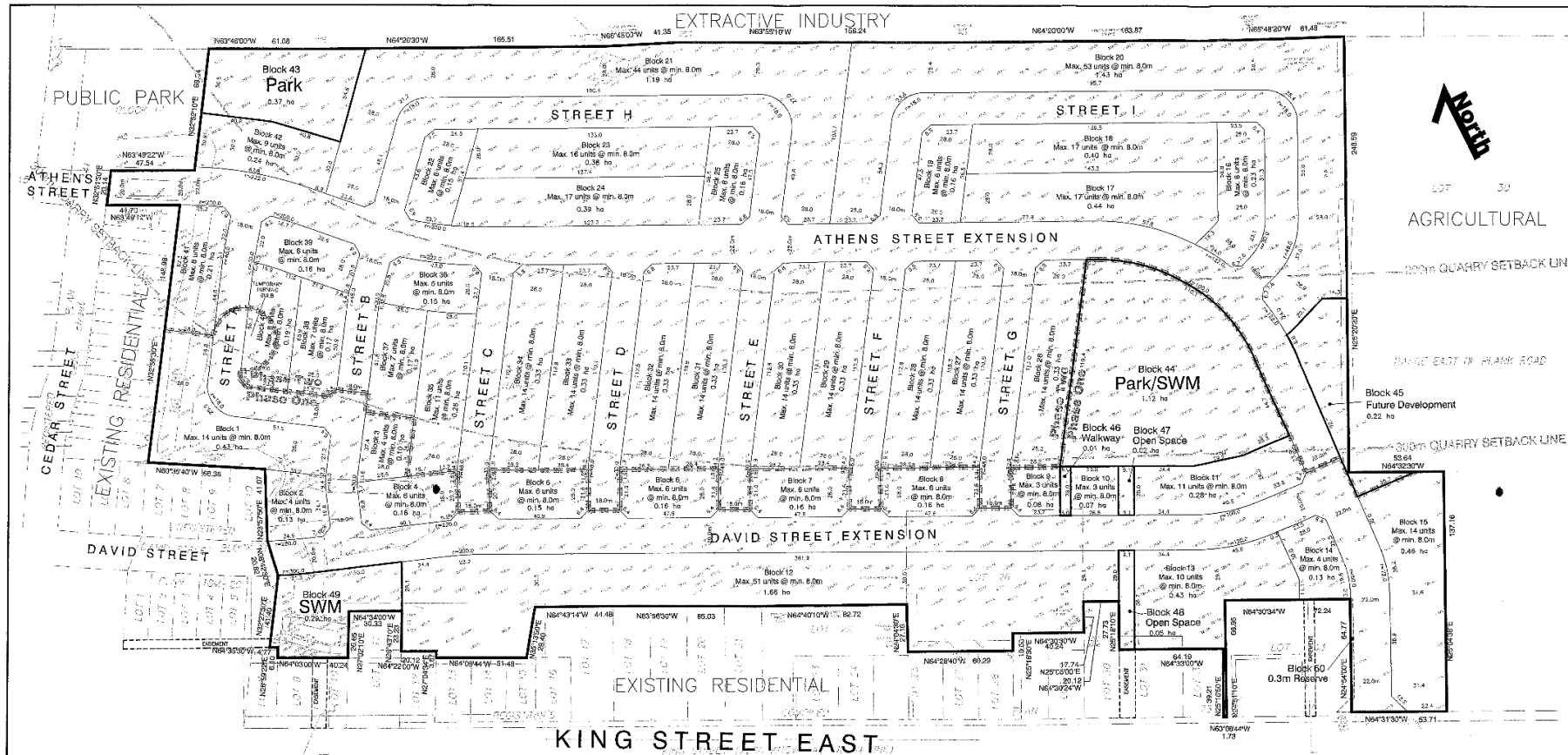


Owner's Sketch FILE # PLZ-HA-2017-128 & PL28T-2017-129

APPLICANT: Garden Communities (Hagersville) Inc.

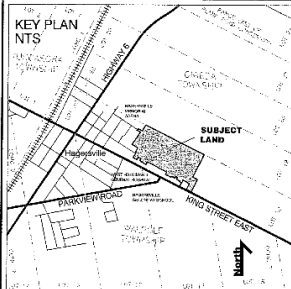
PED-PD-02-2017, Attachment 2



DRAFT PLAN OF SUBDIVISION

FOR PART OF LOT 30
RANGE EAST OF PLANK ROAD
AND
PART OF LOT 26
REGISTRAR'S COMPILED PLAN 73
(GEOGRAPHIC TOWNSHIP OF ONEIDA)
TOWN OF HAGERSVILLE
HALDIMAND COUNTY

June 7, 2017



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

- (1) AS SHOWN ON DRAFT PLAN
- (2) AS SHOWN ON DRAFT AND KEY PLANS
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- (100) AS SHOWN ON DRAFT AND KEY PLANS

Note: All dimensions on curves are chord lengths unless otherwise indicated.

Scale 1:1000
(24 x 36)

SCHEDULE OF LAND USE

LAND USE	PHASE 1				PHASE 2				TOTAL			
	Block Number	Units	Area (ha)	Units/ha	Block Number	Units	Area (ha)	Units/ha	Units	Area (ha)	Units/ha	Units/ha
Residential	1 to 10	140	4.89	11.2	16 to 32	377	0.47	30.2	417	14.08	34.7	
Park/SWM	44	-	1.12	0.0	-	-	0.97	0.0	-	1.12	0.0	
Park	-	-	-	-	43	-	0.97	0.0	-	0.97	0.0	
Future Development	-	-	-	-	45	-	0.29	0.0	-	0.29	0.0	
Walkway	46	-	0.01	0.0	-	-	0.01	0.0	-	0.01	0.0	
Open Space	47 & 48	-	0.07	0.2	-	-	0.07	0.2	-	0.07	0.2	
Storm Water Management	49	-	0.29	0.7	-	-	0.29	0.7	-	0.29	0.7	
0.3m Reserve	50	-	<0.01	<0.1	-	-	<0.01	<0.1	-	<0.01	<0.1	
Roads	-	-	1.93	4.4	-	-	1.93	4.4	-	1.93	4.4	
Total	-	140	8.01	18.4	-	377	16.07	30.2	517	24.08	46.9	

OWNER'S AUTHORIZATION

I, **GARDEN COMMUNITIES (HAGERSVILLE) INC.**, do hereby authorize and submit this draft plan of subdivision to the Town of Hagersville for approval.

SURVEYOR'S CERTIFICATE

I, **SPURRIE ROSE (BSC)**, do 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.

PLANNER'S CERTIFICATE

PLAN PREPARED BY:

wsp
WSP GROUP INC. (LTD.)
June 7, 2017