

**DEMONSTRATION PLAN  
OF SUBDIVISION**

**LEGAL DESCRIPTION**

PARTS OF LOTS 2 AND 3  
 RANGE EAST OF TOWNSEND TO CALEDONIA ROAD, AND  
 PARTS OF LOTS 31 AND 32  
 BROKEN FRONT CONCESSION (ONEIDA)  
 HALDIMAND COUNTY

**REQUIREMENTS OF SECTION 51(17)**  
**OF THE PLANNING ACT**

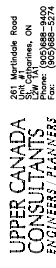
- a) SEE PLAN  
b) SEE PLAN  
c) SEE PLAN  
d) SEE PLAN  
e) SEE PLAN  
f) SEE PLAN  
g) SEE PLAN  
h) MUNICIPAL WATER  
i) SILTY SAND  
j) SEE PLAN  
k) FULL SERVICE  
l) SEE PLAN

**LAND USE SCHEDULE**

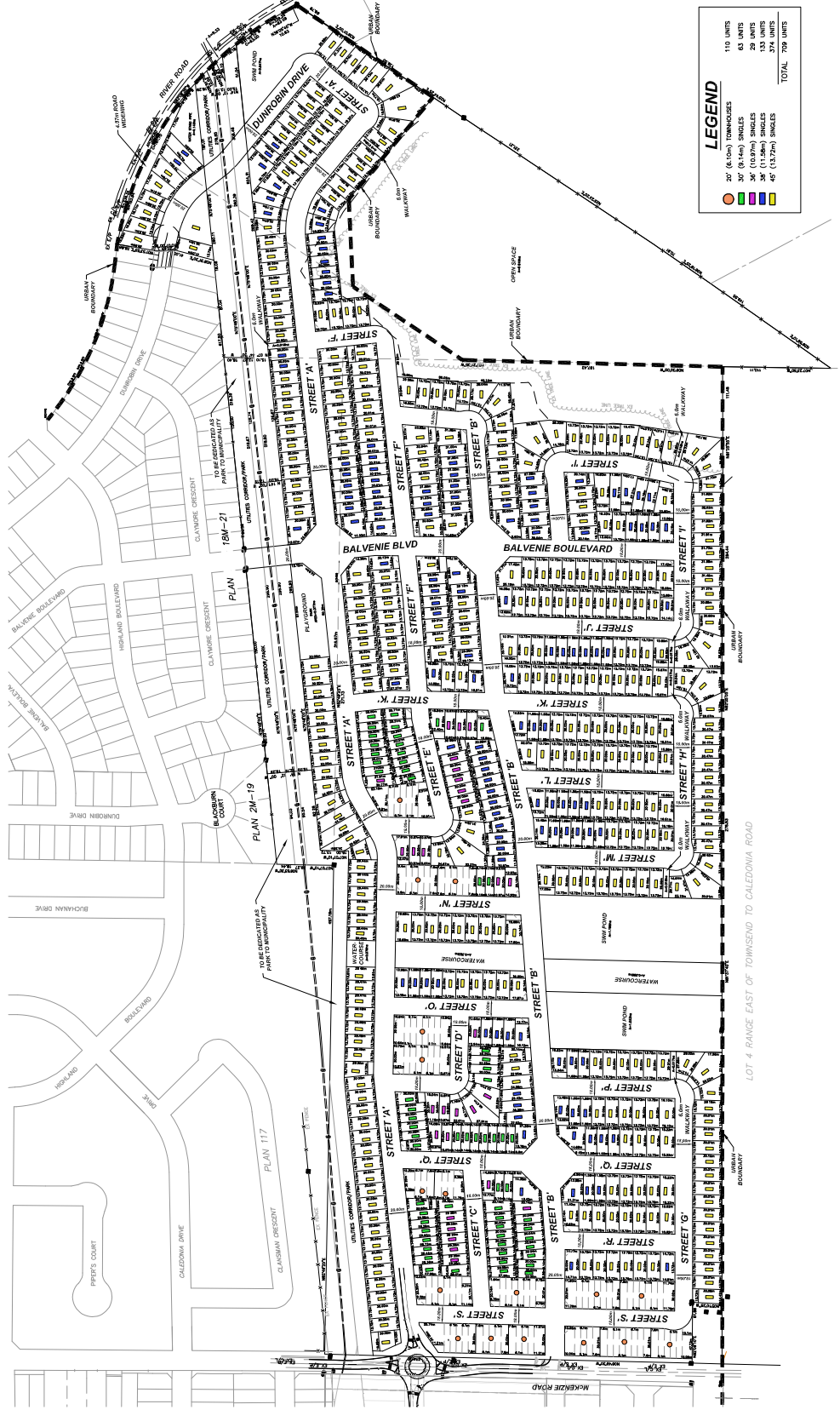
LAND USE	LOT/BLOCK	# OF UNITS	AREA(=)	AREA(=)
SINGLE FAMILY RESIDENTIAL	599	25,197	63.25	
OPEN SPACE		8,649	15.19	
STREET LOTS (LOT)	110	6,795	11.11	
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PARK		0.48	0.48	
		0.277	0.28	
UTILITIES CORRIDOR/PARK		4,790	8.22	
WATER STAND/PUMP		0.140	0.24	
SWM POND		2,769	4.75	
WATERCOURSE		1,058	1.76	
WATERCOURSE		0.140	0.24	
ROADWAY		12,570	21.57	
TOTAL	700	58,141	100.00	

DEVELOPABLE AREA = 43.334ha DEVELOPABLE DENSITY = 16.36 units; (EXCLUDING OPEN SPACE, WATERCOURSE WIDENING AND WATER STAND PIPE)	
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0	ISSUED FOR REVIEW	2018-01-05	T.A.	



DRAWING TITLE	DRAFTING	T.A.
<b>DEMONSTRATION PLAN OF SUBDIVISION</b>	DATE	JANUARY 5, 2018
	SCALE	1:2000
	DWG No.	REV.
	<b>0387-DEMO</b>	<b>0</b>



LOT 4 RANGE EAST OF TOWNSEND TO CALEDONIA ROAD