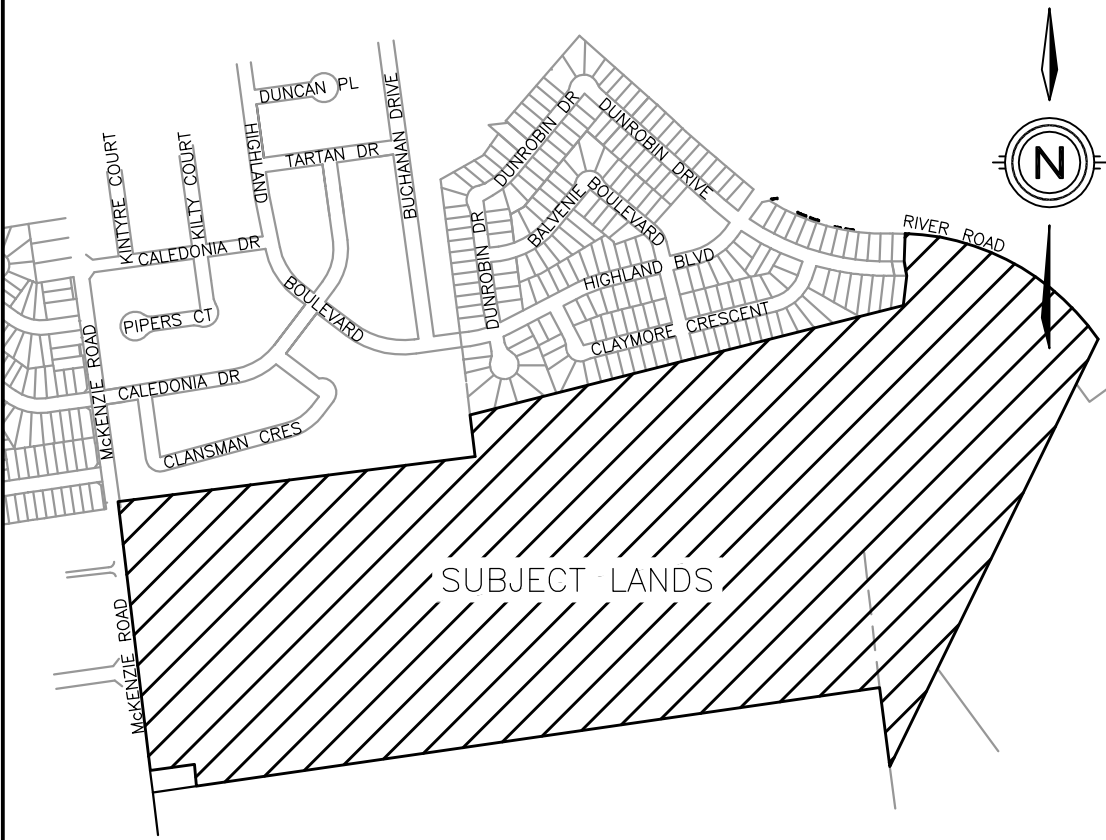
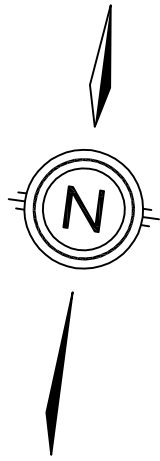


BEATTIES ESTATES  
HALDIMAND COUNTY

PED-PD-29-2018, Attachment 4



KEY PLAN  
SCALE: 1:10000

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

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL		632	25.753	44.20
OPEN SPACE			8.815	15.13
STREET TOWNS (20')	95		2.006	3.44
WALKWAY			0.126	0.22
PARK			0.277	0.48
UTILITIES CORRIDOR/PARK			4.790	8.22
WATER STAND PIPE			0.140	0.24
SWM POND			2.804	4.81
WATERCOURSE			0.951	1.63
ACCESSWAY			0.051	0.09
ROAD WIDENING			0.123	0.21
FUTURE DEVELOPMENT			0.144	0.25
FUTURE ROAD			0.075	0.13
ROADWAY			12.209	20.95
TOTAL		727	58.264	100.00

DEVELOPABLE AREA = 43.445ha  
DEVELOPABLE DENSITY = 16.73 units/ha  
(EXCLUDING OPEN SPACE, WATERCOURSE, UTILITIES CORRIDOR, ROAD WIDENING AND WATER STAND PIPE)

#	ISSUED FOR REVIEW	REVISION	DATE	INIT
0			2018-06-05	T.A.

DRAWING TITLE	DRAFTING	T.A.
	DATE	JUNE 5, 2018
DEMONSTRATION PLAN OF SUBDIVISION	SCALE	1:2000
	DWG No.	0387-DEMO1
	REV.	0

