



DRAFT PLAN OF SUBDIVISION
OF
PART OF LOT 6, CONCESSION 8 AMHERSTBURG
AS PARTS 1 & 2 ON PLAN 12R21990;
EXCEPT PARTS 1, 2, 3 & 4 ON 12R26778;
S/T EASE OVER PART 2 ON 12R21990
AS IN R181069 & R1413115
IN THE
TOWN OF AMHERSTBURG
COUNTY OF ESSEX, ONTARIO
(PIN 015420878)

- ADDITIONAL INFORMATION
AS REQUIRED UNDER SECTION 51(17)
OF THE PLANNING ACT, (R.S.O. 1990)
- | | |
|--------------------------------|---------------------------------|
| (a) AS SHOWN ON PLAN | (f) AS SHOWN ON PLAN |
| (b) AS SHOWN ON PLAN | (g) AS SHOWN ON PLAN |
| (c) AS SHOWN ON PLAN | (h) PIPED MUNICIPAL WATER |
| (d) SINGLE FAMILY RESIDENTIAL | (i) CLAY LOAM |
| (e) NORTH-EXISTING RESIDENTIAL | (j) AS SHOWN ON PLAN |
| SOUTH-EXISTING AGRICULTURAL | (k) ALL SERVICES TO BE PROVIDED |
| EAST-EXISTING RESIDENTIAL | (l) NONE |
| WEST-EXISTING AGRICULTURAL | |

LAND USE SCHEDULE

USE	LOTS/ BLOCKS	RESIDENTIAL UNITS	AREA(Ha)
RESIDENTIAL DEVELOPMENT - SINGLE FAMILY	69	69	5.72
WOODED AREA (BLOCK 70)	1		0.87
STORM WATER MANAGEMENT POND (BLOCK 71)	1		0.30
R.O.W. (INCLUDING BLOCK 72)	1		1.93
TOTAL	72	69	8.82

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL.
DATE July 24/2022
PREVIOUSLY SIGNED
AUG. 31, 2021
1473511 ONTARIO LTD.
VALERIE GROUP
Steve Valente
STEVE VALENTE, PRESIDENT
"I HAVE AUTHORITY TO BIND THE CORPORATION"

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP
TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.
DATE May 24/2022
PREVIOUSLY SIGNED
AUG. 31, 2021
ANDREW S. MANIHA
ONTARIO LAND SURVEYOR
for VERHAEGEN • STUBBERFIELD • HARTLEY
BREWER • BEZAIRE INC.

				DESIGN CHECKED DRAWN CHECKED R.C.S. DATE APRIL 2020 SCALE 1:750				CANARD ESTATES SUBDIVISION PH. 2		PROJECT NO. 18-743
								DRAFT PLAN		SHEET NO. 1
										OF 1