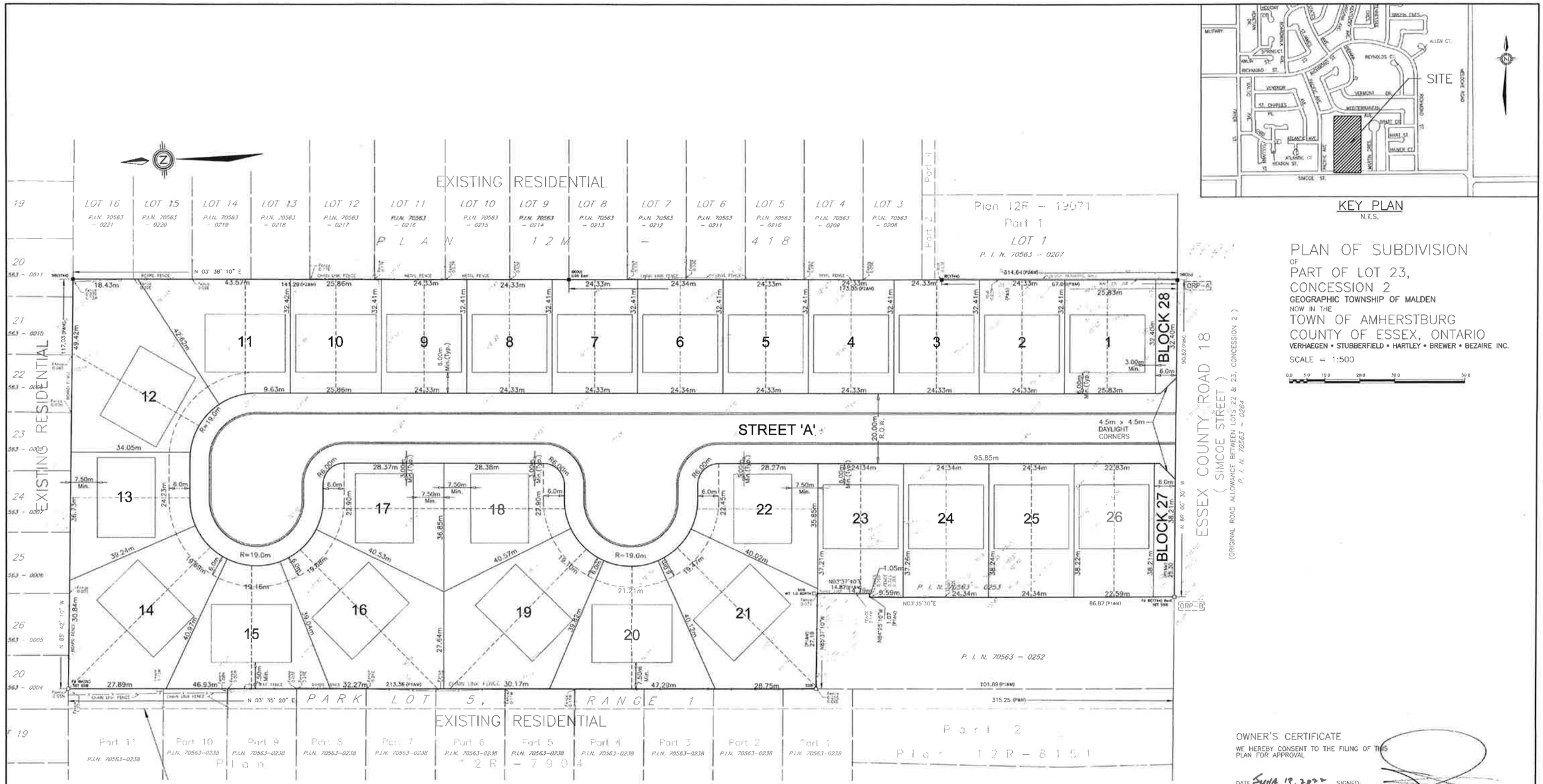

KEY PLAN
N.T.S.

PLAN OF SUBDIVISION
OF
PART OF LOT 23, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF MALDEN
NOW IN THE
TOWN OF AMHERSTBURG
COUNTY OF ESSEX, ONTARIO

VERHAEGEN • STUBBERFIELD • HARTLEY • BREWER • BEZAIRE INC.

SCALE = 1:500

0.0 5.0 10.0 20.0 30.0 50.0

ADDITIONAL INFORMATION

Required Under Section 51 (17) of the Planning Act

a) Boundaries Of Land To Be Subdivised Are Shown On Draft Plan.
b) Street Names Are Shown On The Draft Plan.
c) A Key Plan Is Shown On The Draft Plan.
d) Semi-Detached Housing.
e) Existing Land Uses Shown On Plan
f) Lot Layout And Dimensions Are Shown On The Draft Plan.
g) Natural And Artificial Topographical Features Are Shown On The Draft Plan.
h) Piped Water to be installed by developer
i) Clay
j) Existing Spot Elevations Are Shown On The Draft Plan.
k) Paved Roadway, Piped Municipal Water, Hydro, Storm & Sanitary Sewers To Be Installed By Developer. Gas Main And Communicaion Cable To Be Installed By Others.
l) There Are No Restrictive Covenants Affecting The Land To Be Subdivided.

LAND USE SCHEDULE

USE	LOTS/ BLOCKS	RESIDENTIAL UNITS	AREA(Ha)
RESIDENTIAL (SEMI-DETACHED)	26	52	2.62
GREEN SPACE (BLOCK 27 & 28)	2		0.04
R.O.W.	1		0.75
TOTAL	29	52	3.41

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

OWNER'S CERTIFICATE

WE HEREBY CONSENT TO THE FILING OF THIS PLAN FOR APPROVAL

DATE June 13, 2022 SIGNED: _____
2047909 ONTARIO LIMITED

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE June 10, 2022 SIGNED: Roy Simone
ROY A. SIMONE
ONTARIO LAND SURVEYOR
for VERHAEGEN, STUBBERFIELD, HARTLEY, BREWER, BEZAIRE INC.

RC SPENCER ASSOCIATES INC.
Consulting Engineers
Windsor: 400 University Ave. W • Windsor, ON N9A 5R1
Leamington: 18 Talbot St. N • Leamington, ON N8H 1M4
Chatham: 49 Raleigh Street • Chatham, ON N7M 2A6
Professional Engineers Ontario

No	REVISION	DATE	BY		
7.	UPDATED FOR DRAFT PLAN APPROVAL TO COUNTY	9 JUNE 2022	S.M.L.	R.C.S.	
6.	RESUBMIT FOR DRAFT PLAN APPROVAL TO COUNTY	15 DEC. 2020	S.M.L.	R.C.S.	
5.	REVISED LOT LAYOUT (REMOVE S.W.M. BLOCK)	09 SEP. 2019	M.M.H.	R.C.S.	
4.	RESUBMIT FOR DRAFT PLAN APPROVAL TO COUNTY	10 JUL. 2019	S.M.L.	R.C.S.	
3.	SUBMIT FOR DRAFT PLAN APPROVAL TO COUNTY	04 MAR. 2019	S.M.R.	R.C.S.	
2.	SUBMIT FOR DRAFT PLAN APPROVAL	27 JUL. 2018	W.J.D.	R.C.S.	
1.	SUBMIT TO OWNER	18 JUL. 2018	W.J.D.	R.C.S.	

DESIGN S.M.L.
CHECKED R.C.S.
DRAWN W.J.D.
CHECKED S.M.L.
DATE JULY 2018
SCALE 1:500

MULBERRY COURT TOWNHOMES
AMHERSTBURG ONTARIO

DRAFT PLAN

PROJECT NO. 21-1111
SHEET NO. 1
OF 1