

DRAFT PLAN OF SUBDIVISION  
OF  
PART OF LOT 24, CONCESSION 1  
GEOGRAPHIC TOWNSHIP OF ANDERDON  
NOW IN THE  
TOWN OF AMHERSTBURG  
COUNTY OF ESSEX, ONTARIO

ADDITIONAL INFORMATION IN ACCORDANCE WITH SECTION 51(17) OF THE PLANNING ACT

- A) BOUNDARIES OF THE LANDS PROPOSED TO BE SUBDIVIDED: AS SHOWN ON DRAFT PLAN

B) HIGHWAYS: AS SHOWN ON DRAFT PLAN

C) KEY PLAN: AS SHOWN ON DRAFT PLAN

D) PROPOSED USES: THE LAND IS TO BE USED ACCORDING TO SCHEDULE OF LAND USE

E) EXISTING USES OF ADJOINING LAND: AS SHOWN ON DRAFT PLAN

F) APPROXIMATE DIMENSIONS AND LAYOUT THE PROPOSED LOTS: AS SHOWN ON DRAFT PLAN

F1) AFFORDABLE HOUSING: NONE PROPOSED
- G) NATURAL AND ARTIFICIAL FEATURES: AS SHOWN ON DRAFT PLAN

H) AVAILABILITY AND NATURE OF DOMESTIC WATER SUPPLIES: MUNICIPAL WATER SUPPLY AVAILABLE

I) SOIL TYPE: PERTH CLAY LOAM

J) EXISTING CONTOURS: AS SHOWN ON DRAFT PLAN

K) MUNICIPAL SERVICES AVAILABLE OR TO BE AVAILABLE: ALL MUNICIPAL SERVICES AVAILABLE, INCLUDING SANITARY SERVICES

L) RESTRICTIONS AFFECTING THE LAND: AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

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

  
ANDREW MANTHA  
VERHAEGEN LAND SURVEYORS

DECEMBER 24, 2024  
DATE

OWNER'S CERTIFICATE

I AUTHORIZE BAIRD AE INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

DATE



| SCHEDULE OF LAND USE    |                                           |       |                        |                 |
|-------------------------|-------------------------------------------|-------|------------------------|-----------------|
| LOTS/BLOCKS             | LAND USE                                  | UNITS | AREA (m <sup>2</sup> ) | PERCENTAGE AREA |
| 1-37-39-39-44 LOTS 1-44 | SINGLE DETACHED RESIDENTIAL               | 97 44 | 27965-256 30525.217    | 62-57 68.53     |
| 38- BLOCK 47            | STORMWATER MANAGEMENT                     | 0     | 5858-191 5683.227      | 11-89 12.76     |
| 39-41 BLOCKS 45,46      | SITE SERVING BLOCKS                       | 0     | 597524 448.225         | 1-04 1.01       |
| 42-43 BLOCKS 49,50      | ROAD ALLOWANCE WIDENING (COUNTY OF ESSEX) | 0     | 724.264                | 1.63            |
| 44-45 BLOCKS 48,51      | ROAD RESERVES                             | 0     | 57.032                 | 0.13%           |
|                         | ROAD (STREET A)                           | 0     | 7100.031               | 15.94%          |
| TOTAL                   |                                           | 97 44 | 44,538.00              | 100.00%         |

