DRAFT PLAN OF SUBDIVISION

PART OF LOTS 2, 3, 4 AND 5, REGISTERED PLAN 240

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

ZONING PROVISION

COMPLIES

COMPLIES

COMPLIES

- G) NATURAL AND ARTIFICIAL FEATURES: AS SHOWN ON DRAFT PLAN
- H) AVAILABILITY AND NATURE OF DOMESTIC WATER
- SUPPLIES: MUNICIPAL WATER SUPPLY AVAILABLE SOIL TYPE: BROOKSTON CLAY
- EXISTING CONTOURS: AS SHOWN ON DRAFT PLAN 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.

DATE ONTARIO LAND SURVEYOR ANDREW MANTHA, OLS VERHAEGEN LAND SURVEYORS

BLOCK: 11 1138.59m² 0.28 ACRES

32.98m

BLOCK: 10 1161.63m² 0.29 ACRES

34.09m

BLOCK : 9 812.95m² 0.20 ACRES

31.39m

BLOCK : 8 579.54m² 0.14 ACRES

654.52m² - 0.16 ACRES

39.37m

BLOCK : 6 - 694.08m²

0.17 ACRES

40.70m

BLOCK : 5 - 702.26m² -0.17 ACRES

40.35m

682.63m² 0.17 ACRES

38.44m

BLOCK: 3 636.27m² 0.16 ACRES

34.97m

568.13m² 0.14 ACRES

30.93m N78° 17' 50"E 30.93m -

STREE

N75° 05' 40"E 20.62m

FORT ST

EXISTING COMMERCIAL GENERAL

EXISTING COMMERCIAL GENERAL

OWNER'S CERTIFICATE

I AUTHORIZE PILLON ABBS INC. AND BAIRD AE INC.TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

I HAVE THE AUTHORITY TO BIND THE CORPORATION

S84° 58' 00"W 53.77m

BLOCK : 17 2543.53m² 0.63 ACRES

1216.20m² 0.30 ACRES

BLOCK : 12 1386.46m² 0.34 ACRES

39.51m

1151.45m 0.28 ACRES



SEPTEMBER 05, 2023

| SCHEDULE OF LAND USE | | | | | | |
|----------------------------|--|----------------------------------|-------------------------|--------------------|--|--|
| LOTS/BLOCKS | LAND USE | UNITS | AREA | PERCENTAGE AREA | | |
| BLOCKS 1 to 8 | SEMI DETACHED RESIDENTIAL | 8 BLOCKS x 2 UNITS = 16 UNITS | 5,107.74 m² | 23.10% | | |
| BLOCKS 9, 11, and 14 to 16 | | 5 BLOCKS x 3 UNITS = 15 UNITS | 5,210.33 m ² | 23.56% | | |
| BLOCKS 10, 12, and 13 | STREET ROW HOUSES | 3 BLOCKS x 4 UNITS = 12 UNITS | 3,699.54 m² | 16.73% | | |
| BLOCK 17 | STORMWATER MANAGEMENT (TO BE DEDICATED TO THE MUNICIPALITY) | - | 2,543.53 m ² | 11.50% | | |
| STREET A | RIGHT OF WAY | - | 5,554.44m² | 25.12% | | |
| TOTAL | | 43 UNITS | 22,115.59 m² | 100.00% | | |

| LEGEND | | | | | |
|--------|-------------------------|--|--------------|--|--|
| | SEMI DETACHED BLOCKS | | SWM BLOCK | | |
| | STREET ROW HOUSE BLOCKS | | RIGHT OF WAY | | |

SEMI-DETACHED DWELLING

(REQUIRED)

650 m²

310 m²

20 m

9.5 m / DWELLING UNIT

ATTACH GARAGE: 1.5 m

WITHOUT GARAGE: 2.5 m

7.5 m

30%

8.5 m

PROPOSED ZONING

LOT AREA MIN.

LOT FRONTAGE MIN.

FRONT YARD DEPTH MIN.

INTERIOR SIDE YARD

WIDTH MIN.

EXTERIOR SIDE YARD

WIDTH MIN. REAR YARD DEPTH MIN.

LOT COVERAGE MAX.

MIN. DWELLING UNIT AREA

LANDSCAPED OPEN SPACE MIN.

MAX. BUILDING HEIGHT

R2-##

SEMI-DETACHED DWELLING

(PROPOSED)

568.13 m²

275.34 m² / DWELLING UNIT

17.15 m

8.58 m / DWELLING UNIT

ATTACH GARAGE: 1.5 m

WITHOUT GARAGE: 2.5 m

6 m

6 m

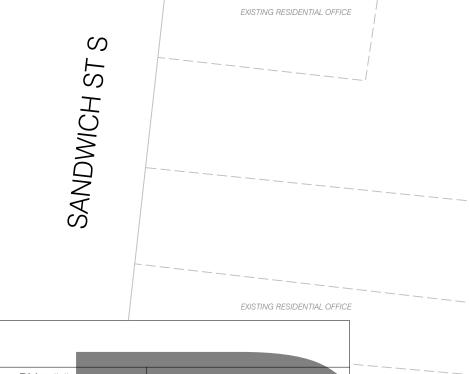
50%

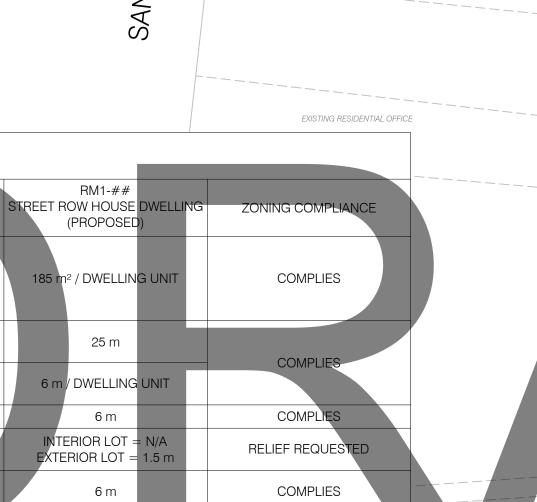
65 m²

30%

| SANDWICH ST S |
|---------------|
| SANDW |

| | EXISTING RESIDENTIAL OFFICE |
|----------|-----------------------------|
| STS | |
| WICH | |
| SANDWICH | |
| | |
| | EVICTIVO DECIDENTAL OFFICE |

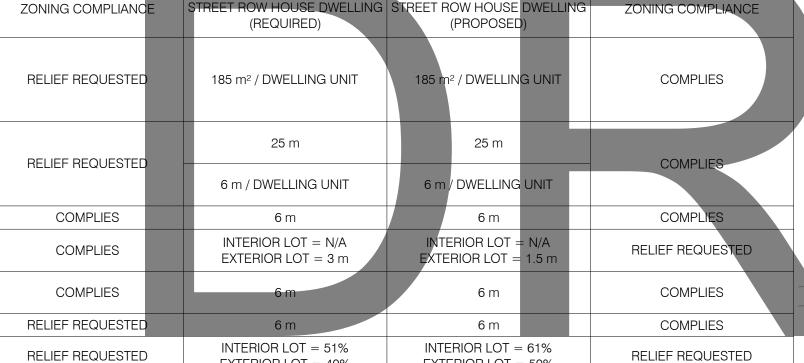




COMPLIES

COMPLIES

COMPLIES



EXTERIOR LOT = 50%

60 m²

30%

10 m

RM1

EXTERIOR LOT = 40%

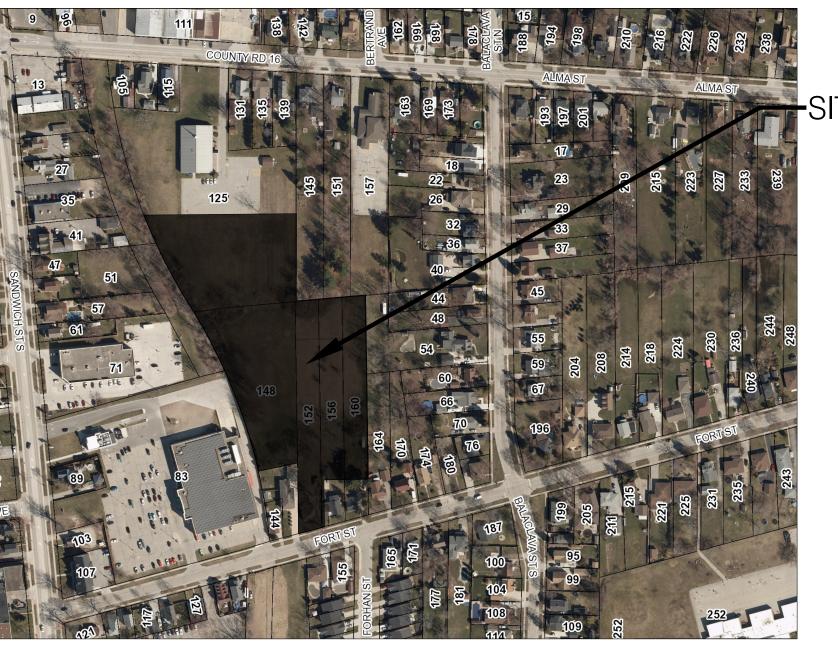
60 m²

30%

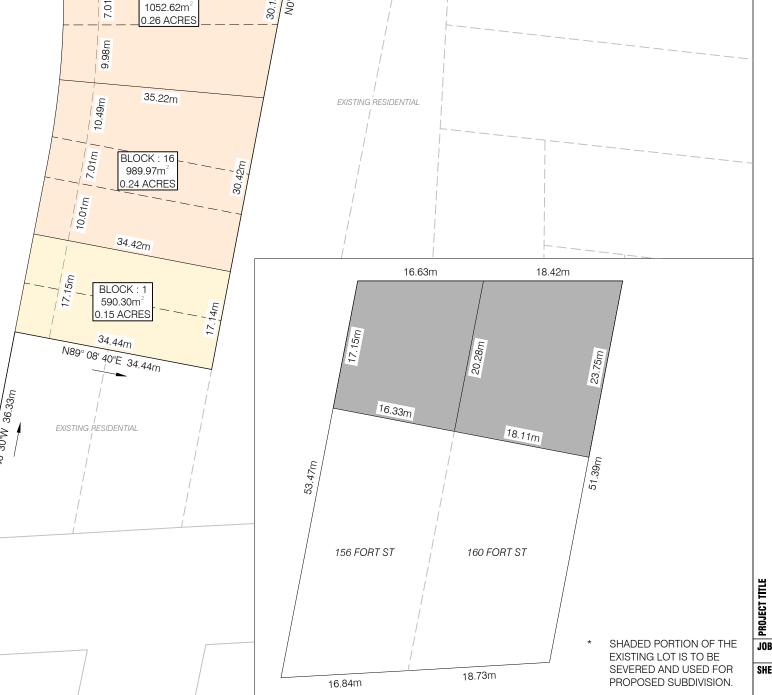
10 m











LOT SEVERANCE DETAIL

SCALE 1: 500

EXISTING RESIDENTIAL

SUBDIVISION SUBDIVISION **OF** DRAFT 152 FORT STREET, 1
SHEET TITLE
CONCEPT JOB NUMBER 21-136

| | | LOT DETAILS | | | | |
|----------|--------|-----------------------|-----------------------|----------------|-----------|-------------------------------|
| BLOCK | LOT | LOT AREA | BUILDING FOOTPRINT | LOT COVERAGE % | | |
| DI GOV | LOT 1 | 295.20 m ² | 144.94 m² | 49.10 % | | |
| BLOCK 1 | LOT 2 | 295.10 m ² | 144.94 m² | 49.12 % | | |
| BLOCK 2 | LOT 3 | 275.34 m ² | 136.66 m² | 49.63 % | | |
| | LOT 4 | 292.79 m² | 136.66 m ² | 46.68 % | | |
| | LOT 5 | 310.66 m² | 136.66 m ² | 43.99 % | | |
| BLOCK 3 | LOT 6 | 325.62 m ² | 136.66 m² | 41.97 % | | |
| | LOT 7 | 337.19 m ² | 136.66 m ² | 40.53 % | | |
| BLOCK 4 | LOT 8 | 345.44 m ² | 136.66 m ² | 39.56 % | | EXISTING RESIDENTIAL OFFICE |
| | LOT 9 | 350.37 m ² | 136.66 m ² | 39.00 % | S | |
| BLOCK 5 | LOT 10 | 351.90 m ² | 136.66 m ² | 38.83 % | H SH | |
| | LOT 11 | 349.91 m² | 136.66 m ² | 39.06 % | SANDWICH | |
| BLOCK 6 | LOT 12 | 344.18 m² | 136.66 m ² | 39.71 % | - ON | |
| | LOT 13 | 334.39 m ² | 136.66 m ² | 40.87 % | 3 | |
| BLOCK 7 | LOT 14 | 320.12 m ² | 136.66 m ² | 42.69 % | | |
| | LOT 15 | 300.75 m ² | 117.74 m ² | 39.15 % | | EXISTING RESIDENTIAL OFFICE |
| BLOCK 8 | LOT 16 | 278.79 m ² | 117.74 m ² | 42.23 % | | |
| | LOT 17 | 310.86 m ² | 112.65 m ² | 36.24 % | | |
| BLOCK 9 | LOT 18 | 220.96 m ² | 112.65 m ² | 50.98 % | | |
| Prock a | LOT 19 | 281.13 m ² | 112.65 m ² | 40.07 % | | |
| | LOT 20 | 353.50 m ² | 112.65 m ² | 31.87 % | | |
| | LOT 21 | 259.16 m ² | 112.65 m ² | 43.47 % | | |
| BLOCK 10 | LOT 22 | 253.47 m ² | 112.65 m ² | 44.44 % | | |
| | LOT 23 | 295.49 m ² | 112.65 m ² | 38.12 % | | |
| | | | | | | SEMI DETACHED BLOCKS |
| BLOCK 11 | LOT 24 | 371.33 m² | 112.65 m ² | 30.34 % | | STREET ROW HOUSE BLOCKS |
| | LOT 25 | 277.83 m² | 112.65 m ² | 40.55 % | | |
| | LOT 26 | 489.43 m ² | 112.65 m ² | 23.02 % | | BUILDING ENVELOP |
| | LOT 27 | 439.24 m ² | 112.65 m ² | 25.65 % | | FRONT YARD SETBACK LINE (6 m) |
| BLOCK 12 | LOT 28 | 266.54 m ² | 112.65 m ² | 42.26 % | | |
| | LOT 29 | 263.22 m ² | 112.65 m ² | 42.80 % | | <u> </u> |
| | LOT 30 | 417.47 m ² | 112.65 m ² | 26.98 % | ALMA ST | 1111 |
| BLOCK 13 | LOT 31 | 368.38 m ² | 98.07 m ² | 26.62 % | 4 8 | COUNTY RD 16 |
| | LOT 32 | 249.26 m ² | 98.07 m ² | 39.34 % | 12 | 133 135 135 |
| | LOT 33 | 230.92 m ² | 98.07 m ² | 42.47 % | 20 24 27 | |
| | LOT 34 | 302.90 m ² | 98.07 m ² | 32.38 % | 28 | 125 |
| BLOCK 14 | LOT 35 | 481.60 m ² | 112.65 m ² | 23.39 % | 42 | 41, |
| | LOT 36 | 313.85 m ² | 112.65 m ² | 35.89 % | 50 50 | 57 |
| | LOT 37 | 420.74 m² | 112.65 m² | 26.77 % | FIMST | 61 |
| BLOCK 15 | LOT 38 | 392.19 m² | 112.65 m² | 28.72 % | 68 72 | FIFTHE 148 |
| | LOT 39 | 262.70 m ² | 112.65 m ² | 42.88 % | 80 | 120 |
| | LOT 40 | 397.73 m² | 112.65 m ² | 28.32 % | 78 22 | 89 |
| | LOT 41 | 404.27 m ² | 112.65 m² | 27.87 % | MAPLE AVE | 103 - FOR |
| BLOCK 16 | LOT 42 | 241.23 m ² | 112.65 m² | 46.70 % | | 107 |
| | LOT 43 | 344.47 m ² | 112.65 m ² | 32.70 % | | E B |

