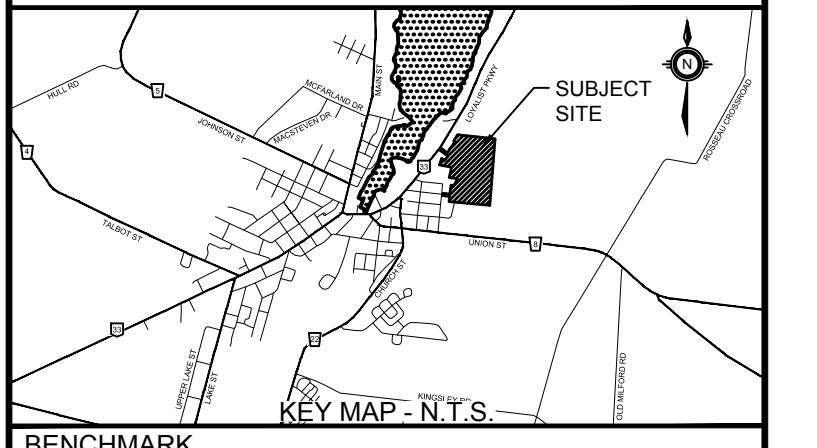


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# DRAFT PLAN OF SUBDIVISION

## TULIP ESTATES

PART OF LOTS 1080 AND 1081,  
REGISTERED PLAN 24,  
TOWN OF PICTON,  
PART OF LOTS 19 AND 20  
CONCESSION SOUTH EAST OF  
CARRYING PLACE  
TOWNSHIP OF HALLOWELL  
NOW IN THE MUNICIPALITY OF THE  
COUNTY OF PRINCE EDWARD



**INFORMATION REQUIRED**  
UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990, c.P.13 AS AMENDED

- (a) - AS SHOWN
- (b) - AS SHOWN
- (c) - AS SHOWN
- (d) - AS LISTED BELOW
- (e) - AS SHOWN
- (f) - AS SHOWN
- (g) - AS SHOWN
- (h) - MUNICIPAL WATER
- (i) - SILTY SAND
- (j) - AS SHOWN
- (k) - MUNICIPAL SANITARY AND STORM SEWERS
- (l) - NONE

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

SIGNED: \_\_\_\_\_  
KEITH WATSON, O.L.S.  
WATSON LAND SURVEYORS LTD., Ontario Land Surveyors

**OWNER'S CERTIFICATE**  
I HEREBY CONSENT TO THE FILING OF THIS PLAN BY IBI GROUP, IN DRAFT FORM.

SIGNED: \_\_\_\_\_  
Eric DenOuden  
Hidden Homes

**LAND USE SCHEDULE**

LOTS/BLKS	LAND USE	AREA (Ha)	NO. OF UNITS MIN	NO. OF UNITS MAX
BLOCKS 1-2, 4, 7, 9-17	SINGLE DETACHED, SEMI-DETACHED, STREET TOWNHOUSE/RESIDENTIAL	11.563	222	388
BLOCK 3	APARTMENTS	0.725	50	80
BLOCK 8	TOWNHOUSE/RESIDENTIAL	1.801	30	40
BLOCKS 19-23	PARK	1.178	n/a	n/a
BLOCK 18	STORMWATER MANAGEMENT FACILITY	1.592	n/a	n/a
BLOCK 24	WATER BOOSTER STATION / LIFT STATION	0.051	n/a	n/a
BLOCK 25	0.3 METRE RESERVE	0.001	n/a	n/a
	AREA OF ROADS	5.099	n/a	n/a
<b>TOTAL</b>		<b>22.010</b>	<b>302</b>	<b>508</b>

#	DATE	BY	DESCRIPTION

**APPROVALS**

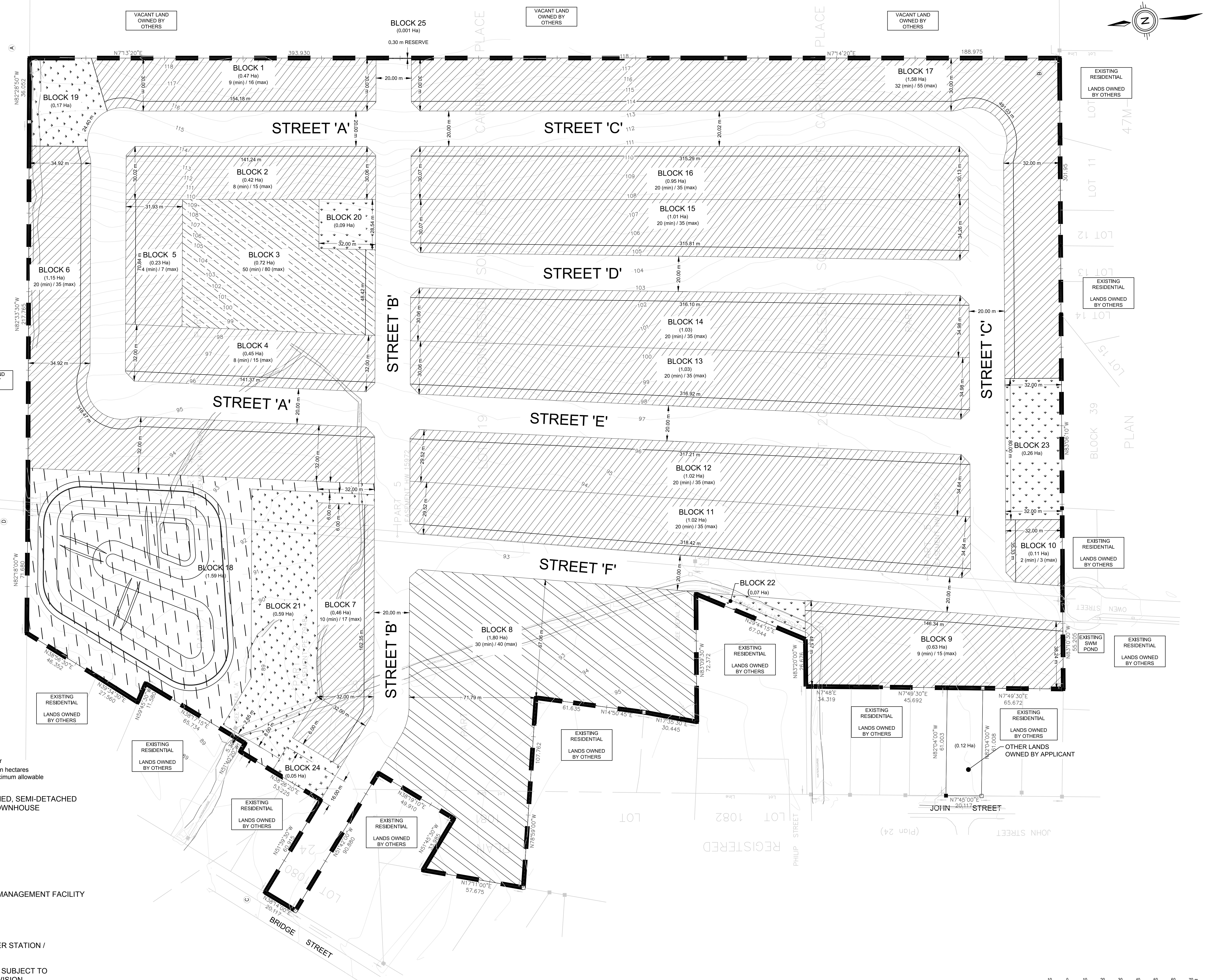
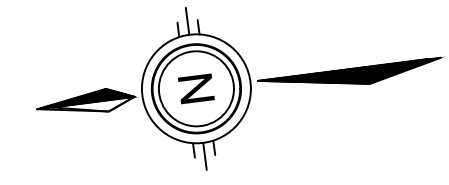
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_ DWS DATE: 2019-08-09

DRAWN BY: \_\_\_\_\_ NBA FILE NUMBER: 115791

CHECKED BY: \_\_\_\_\_ DWS SHEET NUMBER: 01

**IBI GROUP**  
650 Dalton Ave #110  
Kingston ON K7M 8N7 Canada  
tel 613 531 4440  
ibigroup.com



**LEGEND:**

- BLOCK 1** (1.03 Ha) → Denotes Block Number
- Denotes Block's Area in hectares
- 20 (min) / 30 (max) → Denotes minimum/maximum allowable units per block
- [Hatched Pattern] SINGLE DETACHED, SEMI-DETACHED AND STREET TOWNHOUSE
- [Diagonal Pattern] APARTMENTS
- [Horizontal Pattern] TOWNHOUSE
- [Dashed Pattern] STORMWATER MANAGEMENT FACILITY
- [Dotted Pattern] PARK
- [Cross-hatched Pattern] WATER BOOSTER STATION / LIFT STATION
- [Thick Dashed Line] DENOTES AREA SUBJECT TO PLAN OF SUBDIVISION

