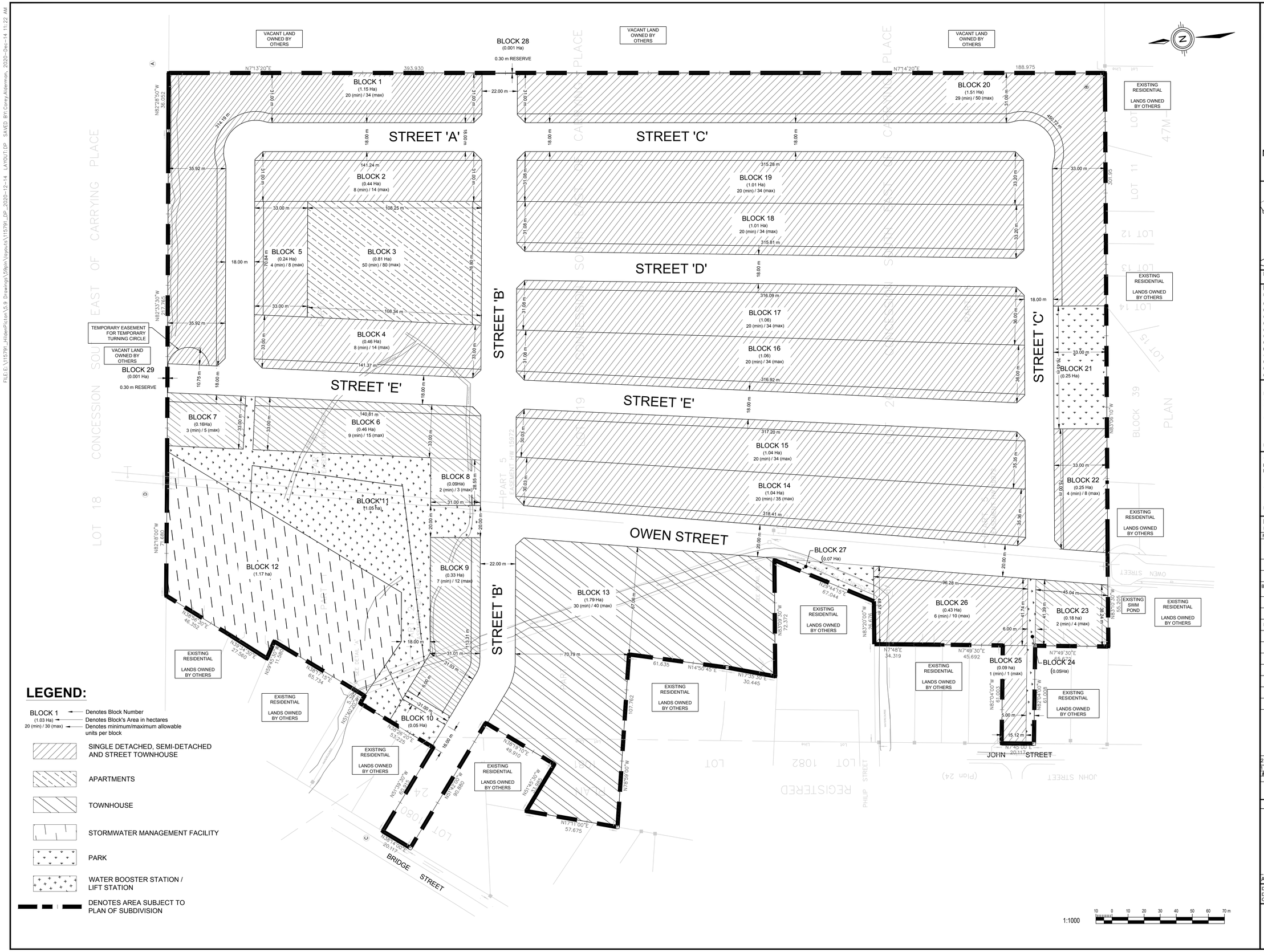


LEGEND:

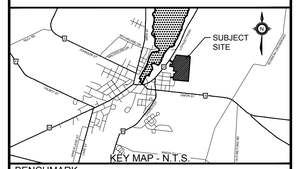
BLOCK 1 — Denotes Block Number
(1.03 Ha) — Denotes Block's Area in hectares
20 (min) / 30 (max) — Denotes minimum/maximum allowable units per block

- SINGLE DETACHED, SEMI-DETACHED AND STREET TOWNHOUSE
- APARTMENTS
- TOWNHOUSE
- STORMWATER MANAGEMENT FACILITY
- PARK
- WATER BOOSTER STATION / LIFT STATION
- DENOTES AREA SUBJECT TO PLAN OF SUBDIVISION

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



BENCHMARK

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

DATE _____

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS PLAN BY IBI GROUP, IN DRAFT FORM.

SIGNED _____
Eric DenOuden
Hilden Homes

DATE _____

LAND USE SCHEDULE

LOTS/BLKS	LAND USE	AREA (Ha)	NO. OF UNITS MIN/MAX	
RESIDENTIAL				
BLOCKS 1-2, 4-9, 14-20, 22-23, 25-26	SINGLE DETACHED, SEMI-DETACHED, STREET TOWNHOUSE RESIDENTIAL	12.006	223	383
BLOCK 3	APARTMENTS	0.807	50	80
BLOCK 13	TOWNHOUSE RESIDENTIAL	1.789	30	40
BLOCKS 11, 21, 24, 27	PARK	1.430	n/a	n/a
BLOCK 12	STORMWATER MANAGEMENT FACILITY	1.170	n/a	n/a
BLOCK 10	WATER BOOSTER STATION / LIFT STATION	0.050	n/a	n/a
BLOCK 28, 29	0.3 METRE RESERVE	0.001	n/a	n/a
	AREA OF ROADS	4.896	n/a	n/a
TOTAL		22.15	303	503

#	DATE	BY	DESCRIPTION
2	2020–11	CA	UPDATED BLOCKS 23–26, ADDED BLOCK 29
1	2020–08	CA	MODIFIED TO ADDRESS COMMENTS RECEIVED

REVISIONS

APPROVALS

APPROVED: DATE:

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL PLANNER, WITHIN THE MEANING OF THE ONTARIO PROFESSIONAL PLANNERS INSTITUTE ACT, 1994

DESIGNED BY:	DWS	DATE:	2019-08-09
DRAWN BY:	NBA	FILE NUMBER:	115791
CHECKED BY:	DWS	SHEET NUMBER:	01

IBI GROUP
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Kingston ON K7M 8N7 Canada
tel 613 531 4440
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