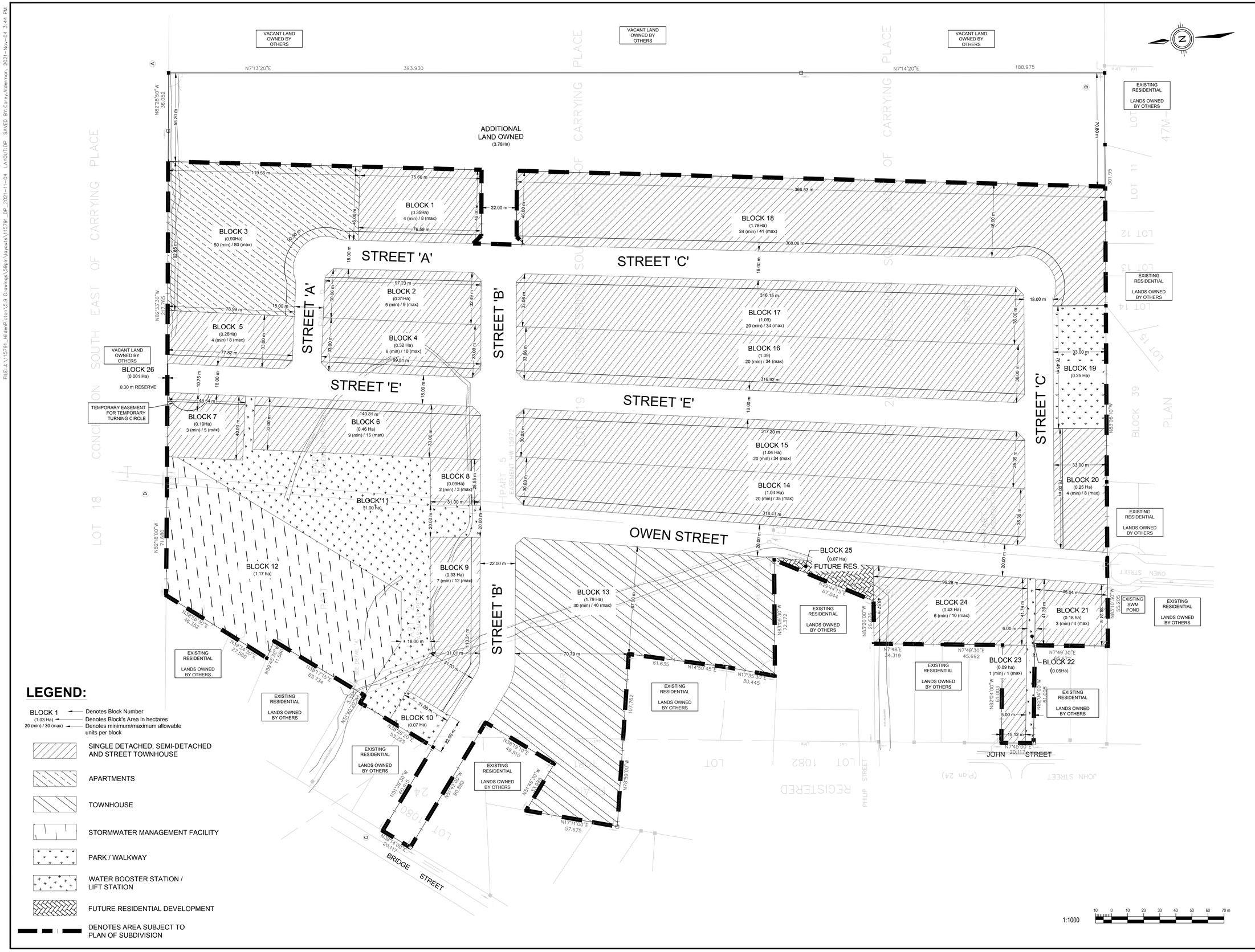


LEGEND:

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

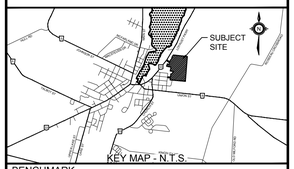
- SINGLE DETACHED, SEMI-DETACHED AND STREET TOWNHOUSE
- APARTMENTS
- TOWNHOUSE
- STORMWATER MANAGEMENT FACILITY
- PARK / WALKWAY
- WATER BOOSTER STATION / LIFT STATION
- FUTURE RESIDENTIAL DEVELOPMENT
- DENOTES AREA SUBJECT TO PLAN OF SUBDIVISION

1:1000

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, 14-18, 20-21, 23-24	SINGLE DETACHED, SEMI-DETACHED, STREET TOWNHOUSE RESIDENTIAL	9.304	158	271
BLOCK 3	APARTMENTS	0.926	50	80
BLOCK 13	TOWNHOUSE RESIDENTIAL	1.789	30	40
BLOCKS 11, 19	PARK	1.257	n/a	n/a
BLOCK 12	STORMWATER MANAGEMENT FACILITY	1.169	n/a	n/a
BLOCK 10	WATER BOOSTER STATION / LIFT STATION	0.068	n/a	n/a
BLOCK 26	0.3 METRE RESERVE	0.001	n/a	n/a
BLOCK 25	FUTURE RESIDENTIAL	0.071	n/a	n/a
BLOCK 22	WALKWAY	0.051	n/a	n/a
	AREA OF ROADS	3.737	n/a	n/a
TOTAL		18.373	238	391

REVISIONS

#	DATE	BY	DESCRIPTION
4	2021–11	CA	REVISE BLOCKS 7, 11, 12, 25
3	2021–09	CA	FOR CLIENT REVIEW / DISCUSSION
2	2020–11	CA	UPDATED BLOCKS 23–26, ADDED BLOCK 29
1	2020–08	CA	MODIFIED TO ADDRESS COMMENTS RECEIVED

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

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