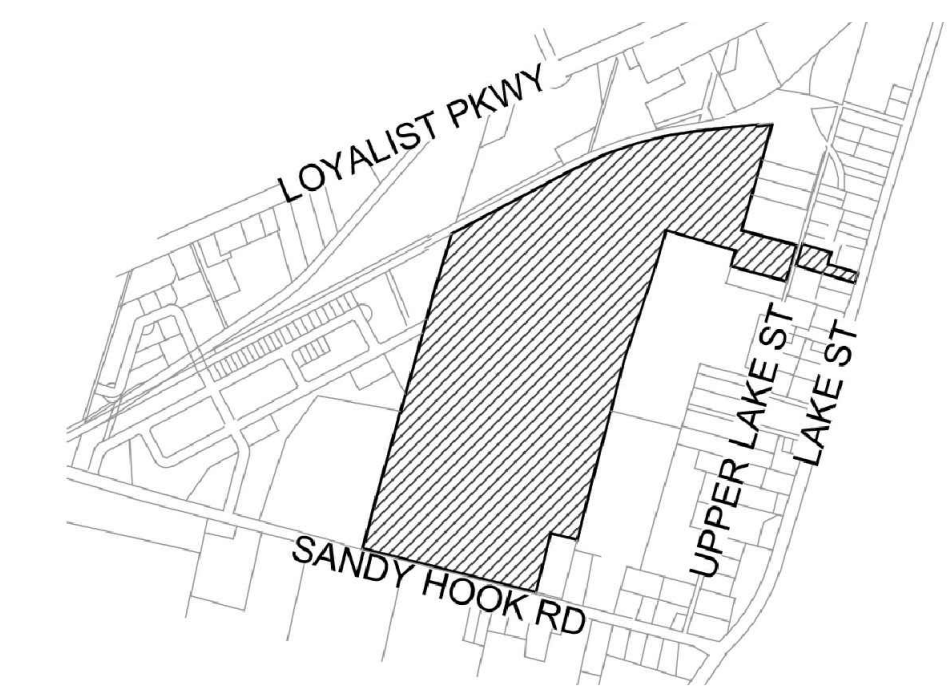


COLD CREEK DRAFT PLAN OF SUBDIVISION Prince Edward County Ontario



KEY MAP

OWNER'S CERTIFICATE

"I HEREBY AUTHORIZE FOTENN CONSULTANTS INC. TO SUBMIT THIS PLAN FOR APPROVAL."

NAME

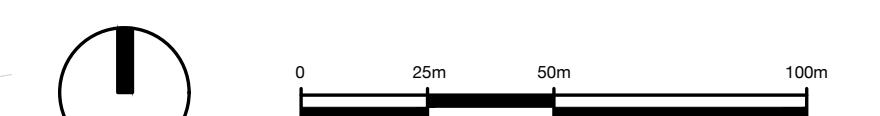
DATE SIGNATURE

SURVEYOR'S CERTIFICATE

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

DATE ONTARIO LAND SURVEYOR

SIGNATURE



2 REVISIONS 2024.09.18 JC
1 REVISIONS 2024.04.30 JC
No. REVISION DATE BY

CLIENT
2422092 Canada Ltd.

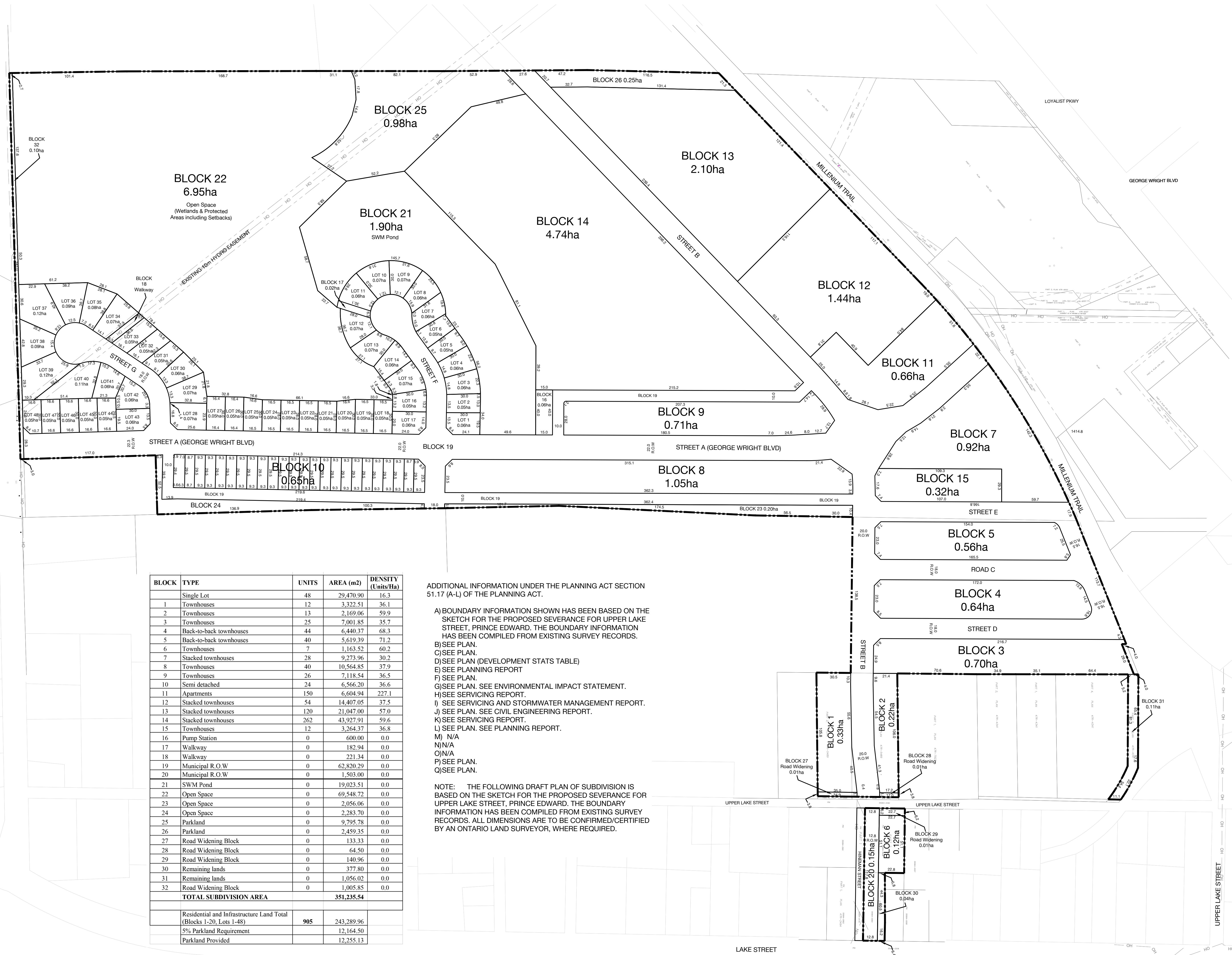
FOTENN

Planning + Design

174 Spadina Ave, Suite 304, Toronto ON M5T 2C2
416.789.4530 www.fotenn.com

DESIGNED JC
REVIEWED ET
DATE 2024.10.08

P1



BLOCK	TYPE	UNITS	AREA (m2)	DENSITY (Units/Ha)
	Single Lot	48	29,470.90	16.3
1	Townhouses	12	3,322.51	36.1
2	Townhouses	13	2,169.06	59.9
3	Townhouses	25	7,001.85	35.7
4	Back-to-back townhouses	44	6,440.37	68.3
5	Back-to-back townhouses	40	5,619.39	71.2
6	Townhouses	7	1,163.52	60.2
7	Stacked townhouses	28	9,273.96	30.2
8	Townhouses	40	10,564.85	37.9
9	Townhouses	26	7,118.54	36.5
10	Semi detached	24	6,566.20	36.6
11	Apartments	150	6,604.94	227.1
12	Stacked townhouses	54	14,407.05	37.5
13	Stacked townhouses	120	21,047.00	57.0
14	Stacked townhouses	262	43,927.91	59.6
15	Townhouses	12	3,264.37	36.8
16	Pump Station	0	600.00	0.0
17	Walkway	0	182.94	0.0
18	Walkway	0	221.34	0.0
19	Municipal R.O.W	0	62,820.29	0.0
20	Municipal R.O.W	0	1,503.00	0.0
21	SWM Pond	0	19,023.51	0.0
22	Open Space	0	69,548.72	0.0
23	Open Space	0	2,056.06	0.0
24	Open Space	0	2,283.70	0.0
25	Parkland	0	9,795.78	0.0
26	Parkland	0	2,459.35	0.0
27	Road Widening Block	0	133.33	0.0
28	Road Widening Block	0	64.50	0.0
29	Road Widening Block	0	140.96	0.0
30	Remaining lands	0	377.80	0.0
31	Remaining lands	0	1,056.02	0.0
32	Road Widening Block	0	1,005.85	0.0
TOTAL SUBDIVISION AREA			351,235.54	
Residential and Infrastructure Land Total (Blocks 1-20, Lots 1-48)			905	243,289.96
5% Parkland Requirement				12,164.50
Parkland Provided				12,255.13

ADDITIONAL INFORMATION UNDER THE PLANNING ACT SECTION 51.17 (A-L) OF THE PLANNING ACT.

- A) BOUNDARY INFORMATION SHOWN HAS BEEN BASED ON THE SKETCH FOR THE PROPOSED SEVERANCE FOR UPPER LAKE STREET, PRINCE EDWARD. THE BOUNDARY INFORMATION HAS BEEN COMPILED FROM EXISTING SURVEY RECORDS.
- B) SEE PLAN.
- C) SEE PLAN.
- D) SEE PLAN (DEVELOPMENT STATS TABLE)
- E) SEE PLANNING REPORT
- F) SEE PLAN.
- G) SEE PLAN. SEE ENVIRONMENTAL IMPACT STATEMENT.
- H) SEE SERVICING REPORT.
- I) SEE SERVICING AND STORMWATER MANAGEMENT REPORT.
- J) SEE PLAN. SEE CIVIL ENGINEERING REPORT.
- K) SEE SERVICING REPORT.
- L) SEE PLAN. SEE PLANNING REPORT.
- M) N/A
- N) N/A
- O) N/A
- P) SEE PLAN.
- Q) SEE PLAN.

NOTE: THE FOLLOWING DRAFT PLAN OF SUBDIVISION IS BASED ON THE SKETCH FOR THE PROPOSED SEVERANCE FOR UPPER LAKE STREET, PRINCE EDWARD. THE BOUNDARY INFORMATION HAS BEEN COMPILED FROM EXISTING SURVEY RECORDS. ALL DIMENSIONS ARE TO BE CONFIRMED/CERTIFIED BY AN ONTARIO LAND SURVEYOR, WHERE REQUIRED.