Phase 1 Schedule of Land Use

Description		Residential Units	Area (ha)
Minimum Lot Width 9.20m (30')	X	43	1.27
Minimum Lot Width 11.60m (38')	V	11	0.80
Minimum Lot Width 13.40m (44')	Z	4	
Total Single Detached		58	2.07
Street Townhouse Minimum Lot Width 6.10m (20')		38	0.84
Street Townhouse Minimum Lot Width 7.62m (25')		9	0.24
High Density			1.65
Net Developable Total		105	4.80
Stormwater Management Pond			1.32
Park			1.45
Road Widening			0.26
Right of Way (Public Laneways)		431 m	0.33
Right of Way (Public Streets)		1,679 m	3.51
Total Site Area			**11.67**

Phase 2 Schedule of Land Use

Description		Residential Units	Area (ha)
Minimum Lot Width 11.60m (38')	V	16	1.99
Minimum Lot Width 13.40m (44')	Z	30	
Total Single Detached		46	1.99
Street Townhouse Minimum Lot Width 6.10m (20')		72	1.44
Street Townhouse Minimum Lot Width 7.62m (25')		38	1.02
Street Townhouse Minimum Lot Width 9.75m (32')		66	0.66
High Density			1.42
Net Developable Total		222	6.53
Walkway			0.45
Open Space			0.05
Right of Way (Public Laneways)		123 m	0.09
Right of Way (Public Streets)		1,259 m	2.29
Total Site Area			**9.41**

Phase 3 Schedule of Land Use

Description		Residential Units	Area (ha)
Minimum Lot Width 9.20m (30')	X	65	1.90
Minimum Lot Width 11.60m (38')	V	33	3.13
Minimum Lot Width 13.40m (38')	Z	42	
Total Single Detached		140	5.03
Street Townhouse Minimum Lot Width 6.10m (20')		14	0.27
Net Developable Total		154	5.30
Walkway			0.06
Open Space			0.06
Right of Way (Public Laneways)		453 m	0.34
Right of Way (Public Streets)		975 m	1.88
Total Site Area			**7.64**

TITLE:

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION:

PART OF LOTS 1 AND 2
CONCESSION 1
SOUTHEAST OF CARRYING PLACE
TOWNSHIP OF HALLOWELL
COUNTY OF PRINCE EDWARD

KEY PLAN:

Subject Site
Other Lands Owned by Applicant

N.T.S.

REQUIRED INFORMATION:

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990.

(a) SEE PLAN
(b) SEE PLAN
(c) SEE KEY MAP
(d) SEE SCHEDULE OF LAND USE
(e) SEE PLAN
(f) SEE PLAN
(g) SEE PLAN
(h) PIPED WATER TO BE PROVIDED
(i) SILTY SAND, GRAVEL, SAND
(j) SEE PLAN
(k) SANITARY & STORM SEWERS TO BE PROVIDED
(l) SEE PLAN

NOTE: CONTOURS RELATE TO CANADIAN GEODETIC DATUM

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY SCHAEFFER DZALDOV BENNETT LTD.

DAN DZALDOV O.L.S.
SCHAEFFER DZALDOV BENNETT LTD.

DATE

OWNER'S CERTIFICATE:

I HEREBY AUTHORIZE THE BIGLIERI GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF PRINCE EDWARD

PEC COMMUNITY PARTNERS INC

DATE

BASE31-VILLAGE A

APPROVAL STAMP:

PEC COMMUNITY PARTNERS INC.

REVISIONS

No.	Description	Date	Int.
3			
2			
1			

PROJECT No.: 21730
DATE: August 15, 2024
SCALE: 1:1500
DRAFTED BY: EC
CHECKED BY: MP

DRAWING No.: **DP-01**

BIGLIERI GROUP
2472 Kingston Rd, Scarborough
21 King Street W, Suite 1502, Hamilton
(416) 693-8150
thebiglierigroup.com

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