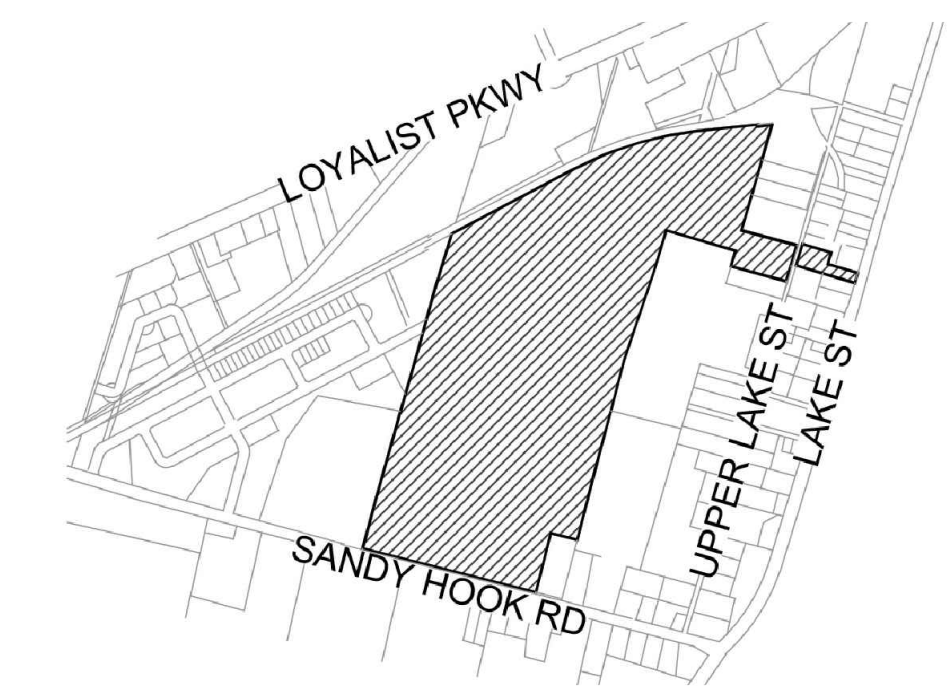


COLD CREEK DRAFT PLAN OF SUBDIVISION Prince Edward County Ontario



KEY MAP

OWNER'S CERTIFICATE

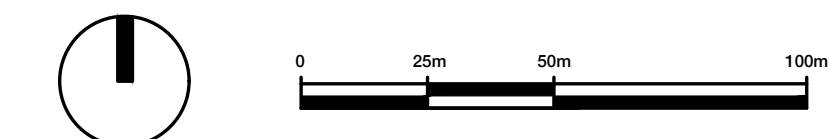
"I HEREBY AUTHORIZE FOTENN CONSULTANTS INC. TO SUBMIT THIS PLAN FOR APPROVAL."

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 _____



3	REVISIONS	2024.12.12	JC
2	REVISIONS	2024.09.18	JC
1	REVISIONS	2024.04.30	JC
No.	REVISION	DATE	BY

CLIENT
2422092 Canada Ltd.

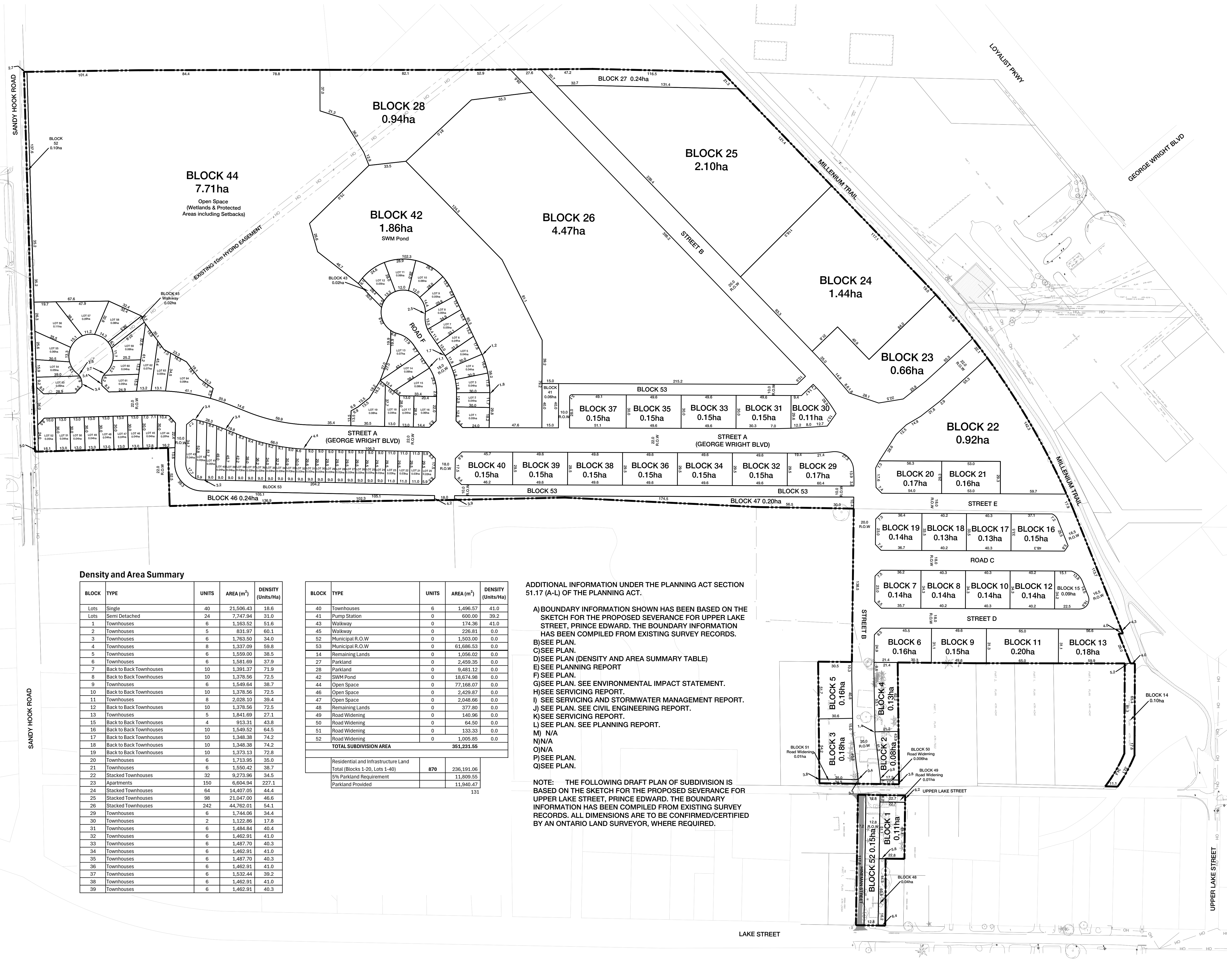
FOTENN

Planning + Design

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

DESIGNED JC
REVIEWED ET
DATE 2024.12.12

P1



Density and Area Summary

BLOCK	TYPE	UNITS	AREA (m ²)	DENSITY (Units/Ha)
Lots	Single	40	21,506.43	18.6
Lots	Semi Detached	24	7,747.94	31.0
1	Townhouses	6	1,163.52	51.6
2	Townhouses	5	831.97	60.1
3	Townhouses	6	1,763.50	34.0
4	Townhouses	8	1,337.09	59.8
5	Townhouses	6	1,559.00	38.5
6	Townhouses	6	1,581.69	37.9
7	Back to Back Townhouses	10	1,391.37	71.9
8	Back to Back Townhouses	10	1,378.56	72.5
9	Townhouses	6	1,549.64	38.7
10	Back to Back Townhouses	10	1,378.56	72.5
11	Townhouses	8	2,028.10	39.4
12	Back to Back Townhouses	10	1,378.56	72.5
13	Townhouses	5	1,841.69	27.1
15	Back to Back Townhouses	4	913.31	43.8
16	Back to Back Townhouses	10	1,549.52	64.5
17	Back to Back Townhouses	10	1,348.38	74.2
18	Back to Back Townhouses	10	1,348.38	74.2
19	Back to Back Townhouses	10	1,373.13	72.8
20	Townhouses	6	1,713.95	35.0
21	Townhouses	6	1,550.42	38.7
22	Stacked Townhouses	32	9,273.96	34.5
23	Apartments	150	5,604.34	227.1
24	Stacked Townhouses	64	14,407.05	44.4
25	Stacked Townhouses	98	21,047.00	46.6
26	Stacked Townhouses	242	44,762.01	54.1
29	Townhouses	6	1,744.06	34.4
30	Townhouses	2	1,122.86	17.8
31	Townhouses	6	1,484.84	40.4
32	Townhouses	6	1,462.91	41.0
33	Townhouses	6	1,487.70	40.3
34	Townhouses	6	1,462.91	41.0
35	Townhouses	6	1,487.70	40.3
36	Townhouses	6	1,462.91	41.0
37	Townhouses	6	1,532.44	39.2
38	Townhouses	6	1,462.91	41.0
39	Townhouses	6	1,462.91	40.3
TOTAL SUBDIVISION AREA			351,231.55	
Residential and Infrastructure Land				
Total (Blocks 1-20, Lots 1-40)	870		236,191.06	
5% Parkland Requirement			11,809.55	
Parkland Provided			11,940.47	
				131

BLOCK	TYPE	UNITS	AREA (m ²)	DENSITY (Units/Ha)
40	Townhouses	6	1,496.57	41.0
41	Pump Station	0	600.00	39.2
43	Walkway	0	174.36	41.0
45	Walkway	0	226.81	0.0
52	Municipal R.O.W	0	1,503.00	0.0
53	Municipal R.O.W	0	61,686.53	0.0
14	Remaining Lands	0	1,056.02	0.0
27	Parkland	0	2,459.35	0.0
28	Parkland	0	9,481.12	0.0
42	SWM Pond	0	18,674.98	0.0
44	Open Space	0	77,168.07	0.0
46	Open Space	0	2,429.87	0.0
47	Open Space	0	2,048.66	0.0
48	Remaining Lands	0	377.80	0.0
49	Road Widening	0	140.96	0.0
50	Road Widening	0	64.50	0.0
51	Road Widening	0	133.33	0.0
52	Road Widening	0	1,005.85	0.0
TOTAL SUBDIVISION AREA			351,231.55	

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 (DENSITY AND AREA SUMMARY 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.

LAKE STREET