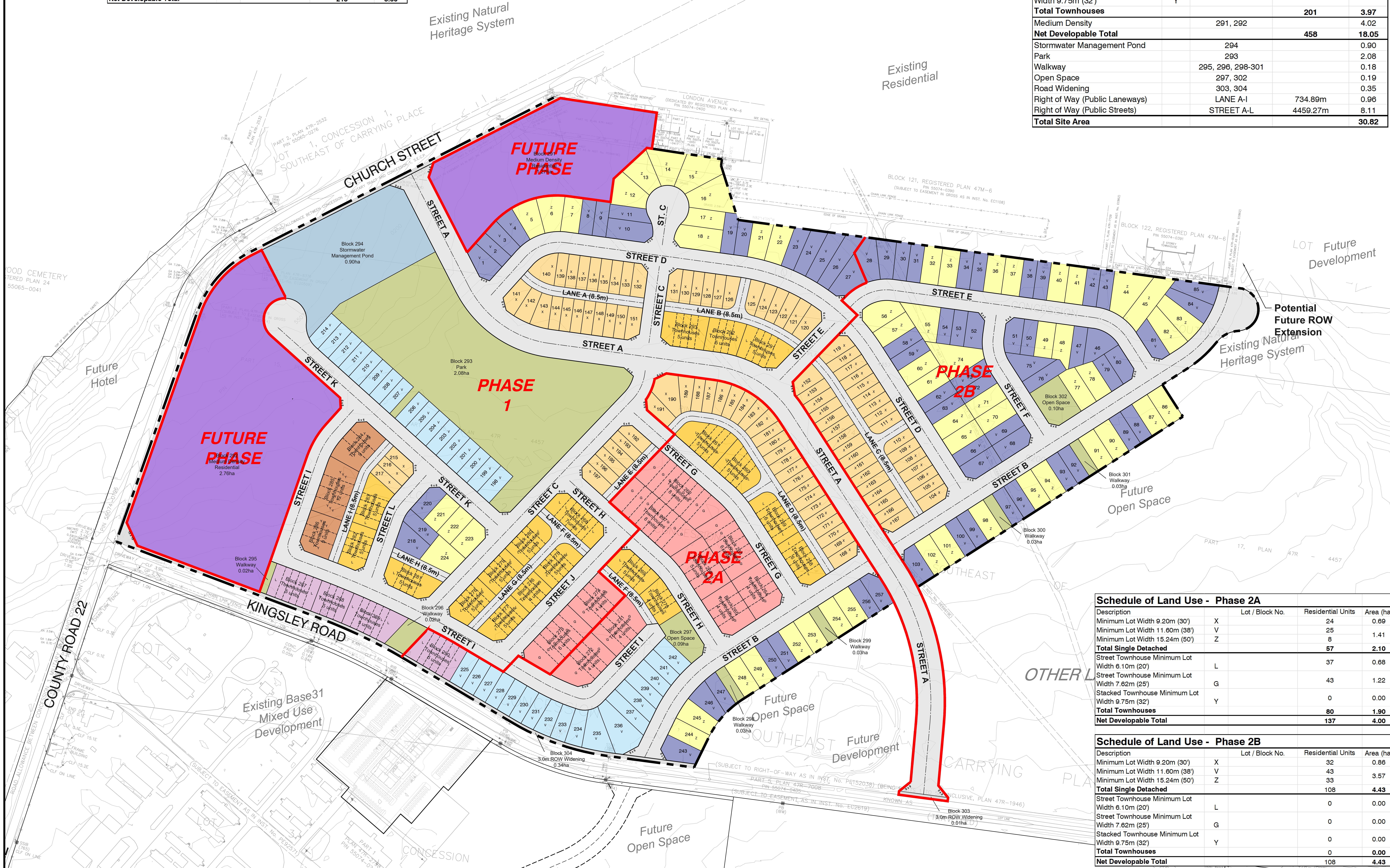
Schedule of Land Use - Phase 1

Description		Lot / Block No.	Residential Units	Area (ha)
Minimum Lot Width 9.20m (30')	X		41	1.18
Minimum Lot Width 11.60m (38')	V		35	2.35
Minimum Lot Width 15.24m (50')	Z		16	
Total Single Detached			**92**	**3.53**
Street Townhouse Minimum Lot Width 6.10m (20')	L		81	1.46
Street Townhouse Minimum Lot Width 7.62m (25')	G		10	0.28
Stacked Townhouse Minimum Lot Width 9.75m (32')	Y		30	0.33
Total Townhouses			**121**	**2.07**
Net Developable Total			**213**	**5.60**

Schedule of Land Use

Description		Lot / Block No.	Residential Units	Area (ha)
Minimum Lot Width 9.20m (30')	X	104-197, 215-217	97	2.73
Minimum Lot Width 11.60m (38')	V	1-103, 198-214, 218-257	103	7.33
Minimum Lot Width 15.24m (50')	Z		57	
Total Single Detached			**257**	**10.06**
Street Townhouse Minimum Lot Width 6.10m (20')	L	258-261,268-270, 275-283, 287-290	118	2.14
Street Townhouse Minimum Lot Width 7.62m (25')	G	262-267, 271-274	53	1.50
Stacked Townhouse Minimum Lot Width 9.75m (32')	Y	284-286	30	0.33
Total Townhouses			**201**	**3.97**
Medium Density		291, 292		4.02
Net Developable Total			**458**	**18.05**
Stormwater Management Pond		294		0.90
Park		293		2.08
Walkway		295, 296, 298-301		0.18
Open Space		297, 302		0.19
Road Widening		303, 304		0.35
Right of Way (Public Laneways)		LANE A-I	734.89m	0.96
Right of Way (Public Streets)		STREET A-L	4459.27m	8.11
Total Site Area				**30.82**



Schedule of Land Use - Phase 2A

Description		Lot / Block No.	Residential Units	Area (ha)
Minimum Lot Width 9.20m (30')	X		24	0.69
Minimum Lot Width 11.60m (38')	V		25	1.41
Minimum Lot Width 15.24m (50')	Z		8	
Total Single Detached			**57**	**2.10**
Street Townhouse Minimum Lot Width 6.10m (20')	L		37	0.68
Street Townhouse Minimum Lot Width 7.62m (25')	G		43	1.22
Stacked Townhouse Minimum Lot Width 9.75m (32')	Y		0	0.00
Total Townhouses			**80**	**1.90**
Net Developable Total			**137**	**4.00**

Schedule of Land Use - Phase 2B

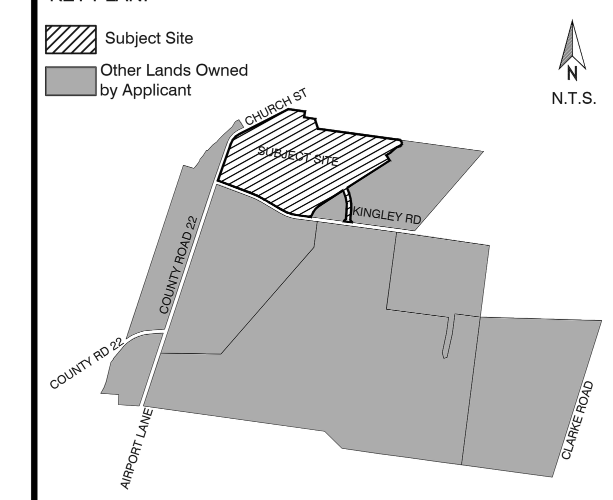
Description		Lot / Block No.	Residential Units	Area (ha)
Minimum Lot Width 9.20m (30')	X		32	0.86
Minimum Lot Width 11.60m (38')	V		43	3.57
Minimum Lot Width 15.24m (50')	Z		33	
Total Single Detached			108	**4.43**
Street Townhouse Minimum Lot Width 6.10m (20')	L		0	0.00
Street Townhouse Minimum Lot Width 7.62m (25')	G		0	0.00
Stacked Townhouse Minimum Lot Width 9.75m (32')	Y		0	0.00
Total Townhouses			0	**0.00**
Net Developable Total			108	**4.43**

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:



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	REVISED PER 1ST SUBMISSION COMMENTS	25/08/12	MP

PROJECT No.: 21730
DATE: August 15, 2024
SCALE: 1:1500
DRAFTED BY: MP
CHECKED BY: MP
DRAWING No.: **DP-01**

BIGLIERI GROUP
2472 Kingston Rd, Scarborough
21 King Street W, Suite 1502, Hamilton
(416) 693-9155
thebiglierigroup.com

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