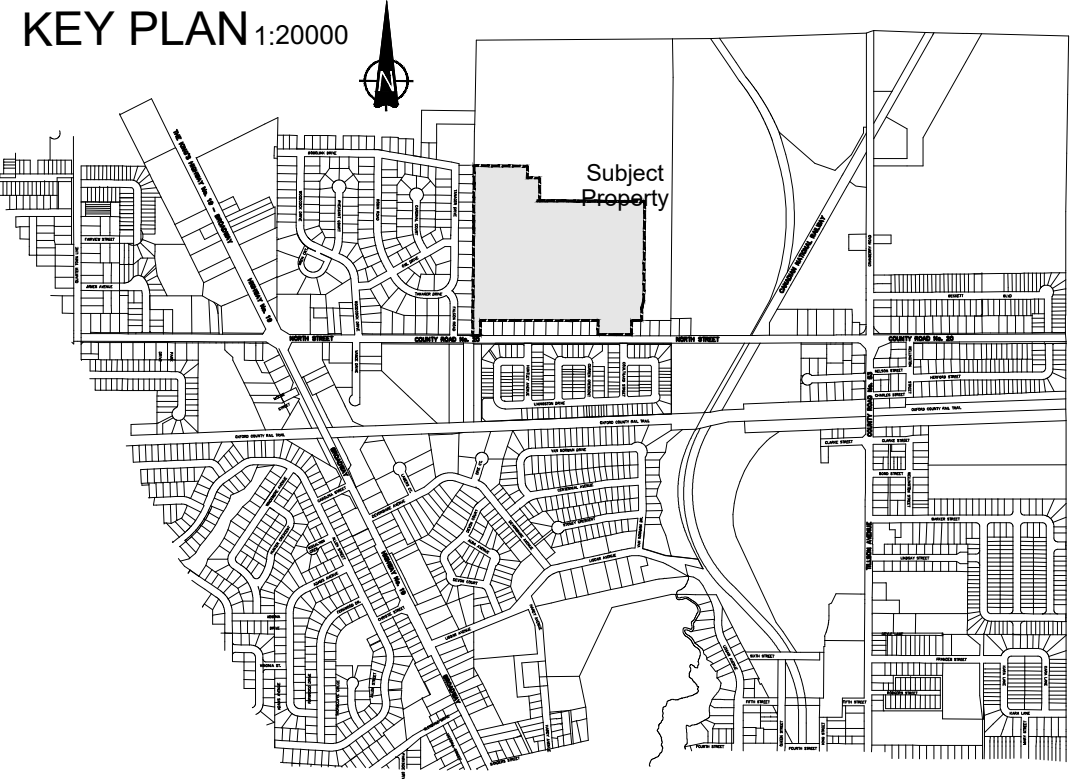
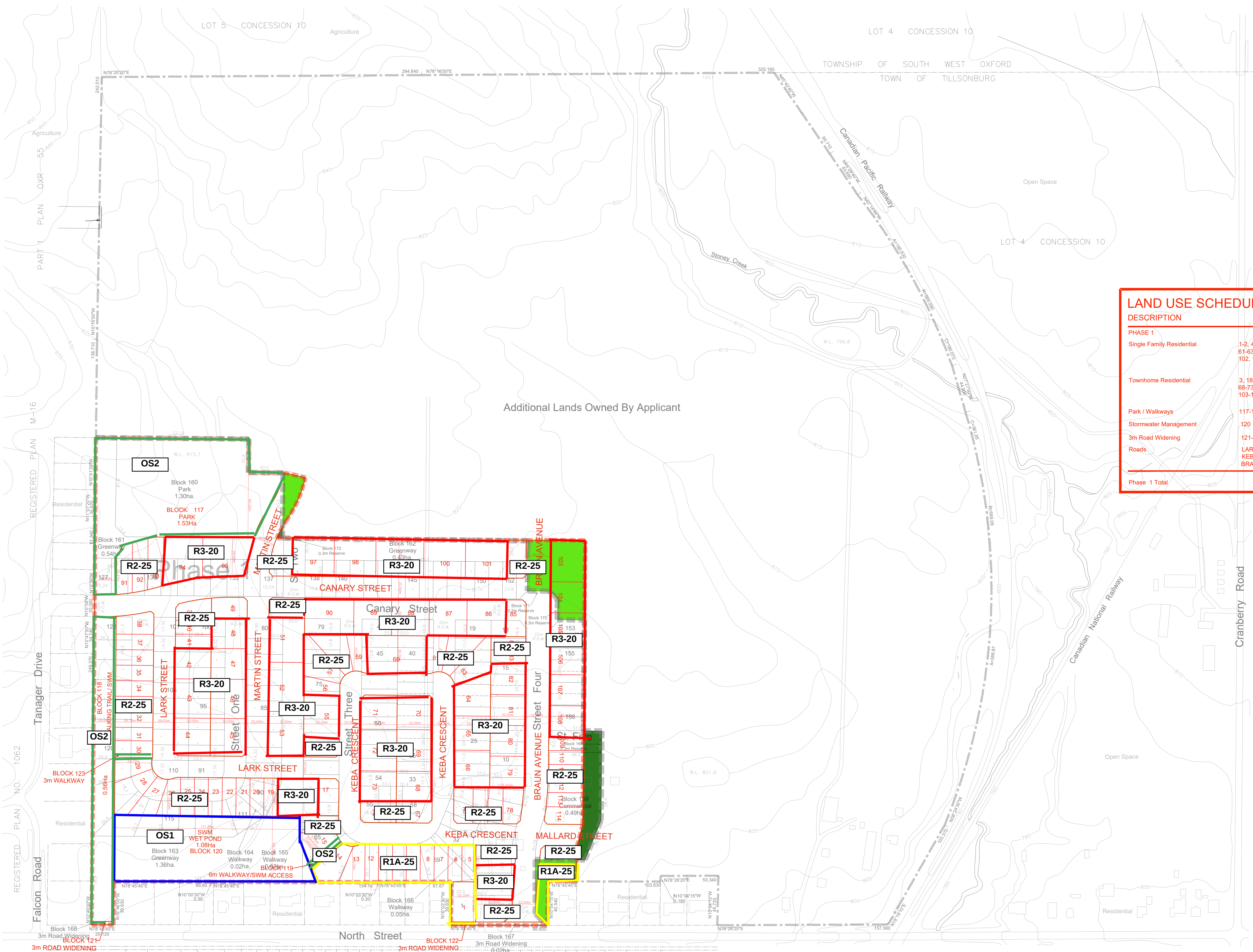




DRAFT PLAN OF SUBDIVISION

Part of Lots 4 and 5
Concession 10
Town of Tillsonburg
County of Oxford

LAND USE SCHEDULE

DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
PHASE 1			
Single Family Residential	1-2, 4-17, 19-41, 49-50, 54, 56-59, 61-63, 67, 74-78, 83-85, 91-93, 96, 102, 109-116	71	3.95
Townhome Residential	3, 18, 42-48, 51-53, 55, 60, 64-66, 68-73, 79-82, 86-90, 94-95, 97-101, 103-109	202	5.27
Park / Walkways	117-119, 123		2.13
Stormwater Management	120		1.08
3m Road Widening	121-122		0.03
Roads	LARK STREET, MARTIN STREET, KEBA CRESCENT, MALLARD STREET, BRAUN AVENUE, CANARY STREET		3.79
Phase 1 Total		273	16.25

LAND USE SCHEDULE

DESCRIPTION	LOTS/BLKS.	UNITS	AREA (ha.)
PHASE 1			
Residential	1-5, 9-11, 15-21, 26-35, 40-155	141	7.15
Semi-Detached Residential	6-8, 12-14, 22-25, 36-39, 156-158	34	1.20
Commercial	159		0.49
Park	160		1.30
Greenway	161-163		2.33
Walkway	164-166		0.09
3m Road Widening	167, 168		0.02
0.3m Reserve	169-172		0.00
Roads			3.36
Phase 1 Total		175	15.94

RED-LINED DRAFT PLAN

LEGEND

- REVISD LIMIT OF DRAFT PLAN 16.07ha
- LANDS TO BE ADDED INTO DRAFT RED-LINED PLAN (0.49ha)
- LANDS TO BE REMOVED FROM RED-LINED DRAFT PLAN (0.18ha)
- TOTAL DIFFERENCE 0.31ha

PLAN PREPARED BY:

CJDL
Consulting Engineers

JOB No. 21001

Cyril J. Demeyere Limited
P.O. Box 460, 261 Broadway
Tillsonburg, Ontario, N4G 4H8
Tel: 519-688-1000
866-302-9886
Fax: 519-842-3235
cjd@cjdeng.com

DATE: 15 APR 2021
REV. 13 MAY 2021

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and l ARE AS SHOWN ON DRAFT PLAN.
h) Municipal water supply
i) Sand, sandy silt
k) All municipal services as required including sanitary sewers

OWNER'S CERTIFICATE

I AUTHORIZE THE GSP GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF OXFORD.

JOHN SPINA, Lindpro Corp.

June 6, 2007
DATE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

Kim Husted, O.L.S., Kim Husted Surveying Ltd.

June 26, 2007
DATE

GSP
group

Winchester Office
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Winchester, Ontario N0C 1Y3
T 519 561 8801
F 519 561 8802

Hamilton Office
102-111 Main Street East
Hamilton, Ontario L8N 1K5
T 905 522 6847
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www.gspgroup.ca

Date: June 7, 2007
Scale: 1:2000 metric

Drawn By: S.Loughran
Project No.: 6095.40

REVISIONS

July 8, 2008
September 30, 2008