



KEY PLAN
N.T.S.
SOURCE: COUNTY OF ESSEX INTERACTIVE MAPPING (2023)

4.50m
4.50m
4.5m CORNER CUTOFF
AT ALL NON COUNTY
ROAD CORNERS

"METRIC" DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Draft Plan of Subdivision
PART OF LOTS 1 AND 2, CONCESSION 12
GEOGRAPHIC TOWNSHIP OF COLCHESTER
TOWN OF ESSEX
COUNTY OF ESSEX
ONTARIO



February 15, 2024
Project No. 21-1932

Scale: 1:1500 (11x17)

OWNER'S CERTIFICATE
I CERTIFY THAT:
I HEREBY CONSENT TO THE FILING OF THIS PLAN FOR DRAFT APPROVAL.

DATE: Feb. 21/2024 SIGNED: [Signature]
BERRY TAVERNE
COTTAM SOLAR LIMITED

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND
THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
SHOWN ON THIS PLAN.

DATE: Feb. 20/2024 SIGNED: [Signature]
CHRISTOPHER JOHN OYLER
ONTARIO LAND SURVEYOR

ADDITIONAL INFORMATION REQUIRED UNDER
S. 51(17) OF THE PLANNING ACT

- (a) SHOWN ON PLAN
- (b) SHOWN ON PLAN
- (c) SHOWN ON PLAN
- (d) RESIDENTIAL
- (e) SHOWN ON PLAN
- (f) SHOWN ON PLAN
- (g) SHOWN ON PLAN
- (h) PIPED WATER TO BE INSTALLED BY DEVELOPER
- (i) BROOKSTON CLAY
- (j) SHOWN ON PLAN
- (k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
- (l) SHOWN ON PLAN

STATISTICS

SINGLE DETACHED RESIDENTIAL = LOTS 1 to 18
STORMWATER MANAGEMENT AREA = BLOCK 19
NATURAL ENVIRONMENT (TO BE CONVEYED) = BLOCK 20

AREAS

SINGLE DETACHED RESIDENTIAL = 1.43 Ha (3.52 acres) = 54.32%
STORMWATER MANAGEMENT POND = 0.62 Ha (1.53 acres) = 23.61%
NATURAL ENVIRONMENT (TO BE CONVEYED) = 0.11 Ha (0.26 acres) = 4.01%
RIGHT-OF-WAY = 0.47 Ha (1.17 acres) = 18.06%

TOTAL AREA = 2.63 ha (6.48 acres)