DRAFT PLAN OF SUBDIVISION
OF
PART OF LOT 1, REGISTRAR'S COMPILED PLAN 1646
IN THE
TOWN OF ESSEX
(GEOGRAPHIC TOWN OF HARROW)
COUNTY OF ESSEX, ONTARIO

ADDITIONAL INFORMATION IN ACCORDANCE WITH SECTION 51(17) OF THE PLANNING ACT

A) BOUNDARIES OF THE LANDS PROPOSED TO BE SUBDIVIDED: AS SHOWN ON DRAFT PLAN
B) HIGHWAYS: AS SHOWN ON DRAFT PLAN
C) KEY PLAN: AS SHOWN ON DRAFT PLAN
D) PROPOSED USES: THE LAND IS TO BE USED ACCORDING TO SCHEDULE OF LAND USE
E) EXISTING USES OF ADJOINING LAND: AS SHOWN ON DRAFT PLAN
F) APPROXIMATE DIMENSIONS AND LAYOUT THE PROPOSED LOTS: AS SHOWN ON DRAFT PLAN
F1) AFFORDABLE HOUSING: AS SHOWN ON THE DRAFT PLAN
G) NATURAL AND ARTIFICIAL FEATURES: AS SHOWN
H) AVAILABILITY AND NATURE OF DOMESTIC WATER SUPPLIES: MUNICIPAL WATER SUPPLY AVAILABLE
SOIL TYPE: HARROW SANDY LOAM, TUSCOLA FINE SANDY LOAM
I) EXISTING CONTOURS: AS SHOWN ON DRAFT PLAN
J) MUNICIPAL SERVICES AVAILABLE OR TO BE AVAILABLE: ALL MUNICIPAL SERVICES AVAILABLE, INCLUDING SANITARY SERVICES
K) RESTRICTIONS AFFECTING THE LAND: AS SHOWN ON DRAFT PLAN
L)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.

ONTARIO LAND SURVEYOR
ALEC S. MANTHA , OLS
VERHAEGEN LAND SURVEYORS

2022-11-11
DATE

OWNER'S CERTIFICATE

I AUTHORIZE PILLON ABBS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

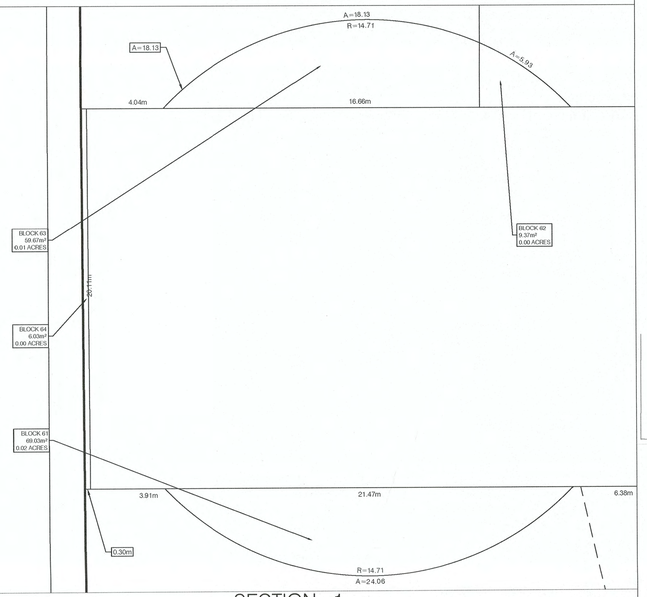
CASTLE GATE TOWERS INC.
AHMAD HABIB - OWNER
I HAVE THE AUTHORITY TO BIND THE CORPORATION

nov. 14 2022
DATE

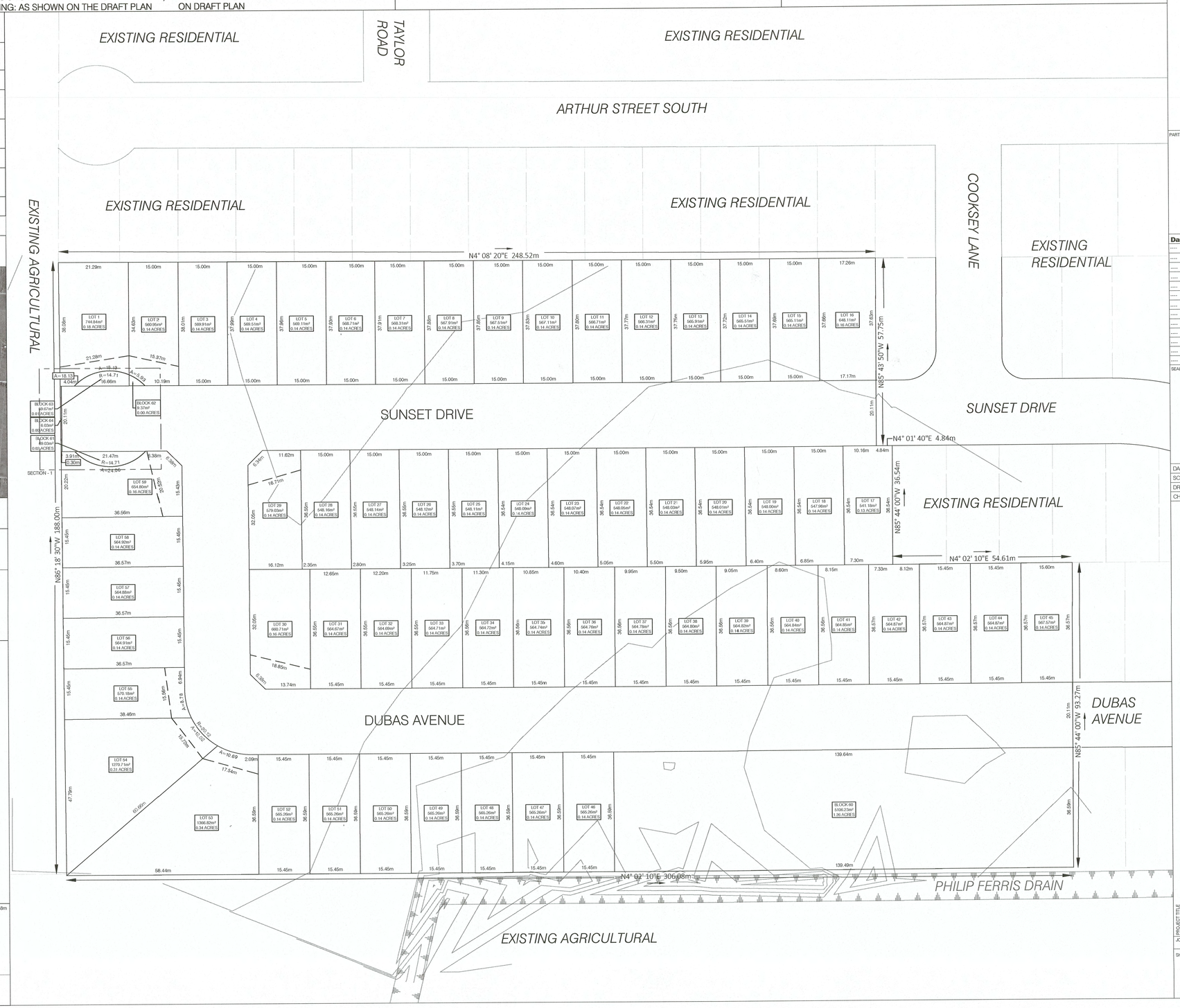
SCHEDULE OF LAND USE

LOTS/ BLOCKS	LAND USE	UNITS	AREA	PERCENTAGE AREA
LOTS 1 TO 59	SINGLE DETACHED RESIDENTIAL	59	35,129.54 m²	67.29%
BLOCK 60	STORMWATER MANAGEMENT (TO BE DEDICATED TO THE MUNICIPALITY)		5,106.23 m²	9.78%
BLOCK 61-63	TEMPORARY CUL-DE-SAC UNTIL FUTURE EXTENSION OF ROAD		138.07 m²	0.26%
BLOCK 64	ROAD RESERVE		6.03 m²	0.01%
SUNSET DRIVE AND DUBAS AVENUE	ROADS		11,828.53 m²	22.66%
TOTAL		59	52,208.4 m²	100.00%

KEY PLAN
SCALE 1:15,000



SECTION - 1
SCALE 1:150



BAIRD|AE
architecture + engineering
27 Princess Street, Unit 102
Leamington ON N8H 2X8
1350 Provincial Road, Unit 700
Windsor ON N8W 5W1

PARTNER / CONSULTANTS

Date	Revision

SEAL

DATE: NOVEMBER 10, 2022
SCALE: 1:600
DRN BY: M.R.
CHK BY: B.P.

PROJECT TITLE: **SUNSET PHASE II SUBDIVISION**
COMMUNITY OF HARROW, TOWN OF ESSEX, COUNTY OF ESSEX
SHEET TITLE: **DRAFT PLAN OF SUBDIVISION**

JOB NUMBER: 21-030
SHEET NUMBER

November 15, 2022
K:\2021 Projects\21-030 - Sunset Residential Phase II\Engineering\CAD\Drawings