



AMENDED 37-T-19001

Draft Plan of Subdivision

Part of Lot 1 & 2, Conc. 6; Lot 1-4 (incl.), Part Lot 5,7,8,9 & Lot 10, 12M-353; Part of Part 7, 12R-6478; Part of Part 17, 12R-12033; and Part of Part 2 & 4, 12R-20851

FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF SANDWICH WEST
NOW IN THE TOWN OF LASALLE

Scale: 1:6,000

OWNER'S CERTIFICATE

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

DATE: NOVEMBER 25, 2019 SIGNED

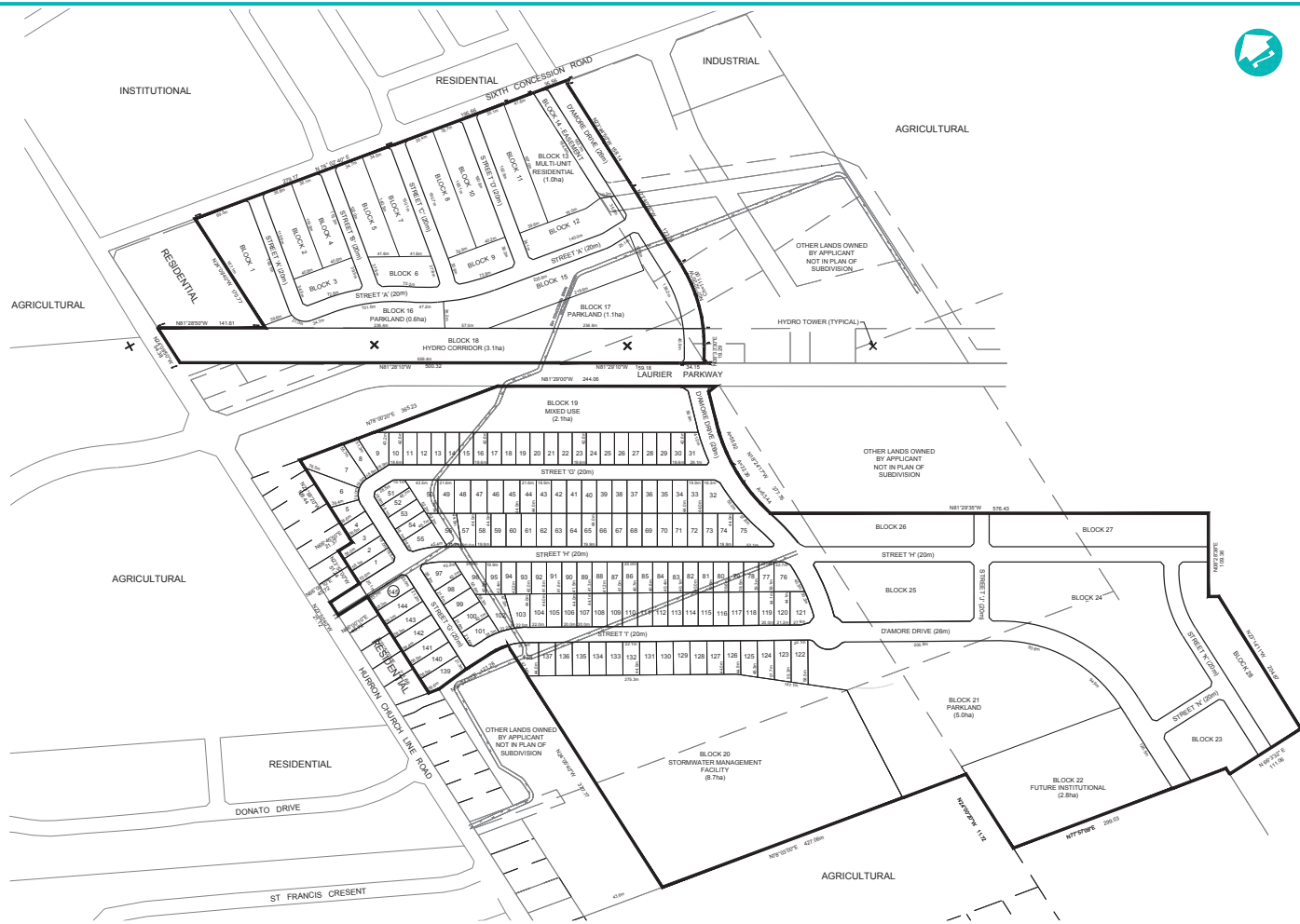
SURVEYOR'S CERTIFICATE

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: NOVEMBER 25, 2019 SIGNED

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



KEY PLAN
N.T.S.

SOURCE: ESSEX REGION CONSERVATION AUTHORITY GIS MAPPING (2017)

LEGEND AND NOTES

BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS.
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99993300

- ALL MONUMENTS SHOWN THUSLY ARE IRON BARS (IB) UNLESS OTHERWISE NOTED.
- SIB DENOTES 25mm X 25mm X 1.22m STANDARD IRON BAR
 - SSIB DENOTES 25mm X 25mm X 0.61m SHORT STANDARD IRON BAR
 - IB DENOTES 16mm X 16mm X 0.61m IRON BAR
 - IB Ø DENOTES 19mm diameter X 0.61m ROUND IRON BAR
 - CC DENOTES CUT-CROSS
 - CP DENOTES 5mm X 50mm STEEL PIN
 - DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT SET AND MARKED 1744
 - WT. DENOTES WITNESS
 - (S) DENOTES SET
 - ORP DENOTES OBSERVED REFERENCE POINT
 - (OU) DENOTES ORIGIN UNKNOWN
 - ⊥ DENOTES PERPENDICULAR
 - (M) DENOTES MEASURED
 - (D) DENOTES DEED

SSIB'S SHOWN ON THIS PLAN HAVE BEEN SET IN LIEU OF SIB'S WHERE THE POSSIBILITY THAT UNDERGROUND UTILITIES EXIST.

BEARING REFERENCE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERN LIMIT OF PLAN 12R-12033 SHOWN AS HAVING A BEARING OF N26°53'30"W THEREON.



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

STATISTICS

ATTACHED RESIDENTIAL	= BLOCKS 1 TO 12 (INCL.), 15
DETACHED RESIDENTIAL	= LOTS 1 TO 145 (INCL.), AND BLOCKS 23-28
MULTI-RESIDENTIAL	= BLOCK 13
MIXED USE	= BLOCK 19
FUTURE INSTITUTIONAL	= BLOCK 22
PARKLAND	= BLOCKS 16,17,21
EXISTING GAS EASEMENT	= BLOCKS 14
EXISTING HYDRO CORRIDOR	= BLOCK 18
STORMWATER MANAGEMENT FACILITY	= BLOCK 20

AREAS

ATTACHED RESIDENTIAL	= 7.6 ha (18.8 acres) = 11.4%
DETACHED RESIDENTIAL	= 22.9 ha (56.5 acres) = 34.3%
MULTI-RESIDENTIAL	= 1.0 ha (2.5 acres) = 1.5%
MIXED USE	= 2.1 ha (5.2 acres) = 3.1%
FUTURE INSTITUTIONAL	= 2.8 ha (6.9 acres) = 4.2%
PARKLAND	= 6.7 ha (16.6 acres) = 10.0%
EXISTING GAS EASEMENT	= 0.3 ha (0.7 acres) = 0.5%
EXISTING HYDRO CORRIDOR	= 3.1 ha (7.7 acres) = 4.6%
STORMWATER MANAGEMENT	= 8.7 ha (21.5 acres) = 13.0%
RIGHT OF WAY	= 11.6 ha (28.7 acres) = 17.4%

TOTAL AREA = 66.8 ha (165.1 acres)