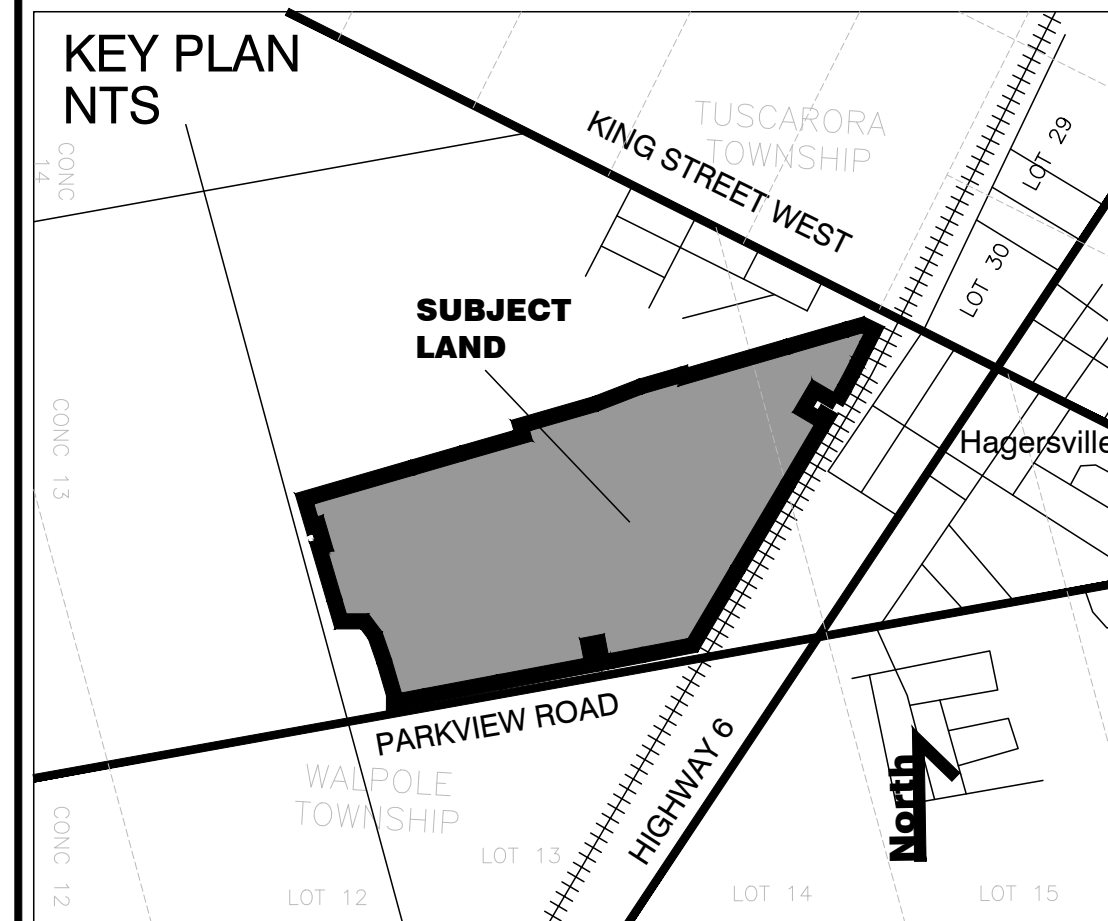


DRAFT PLAN OF SUBDIVISION

FOR PART OF LOTS 13, 14 & 15
CONCESSION 13
(GEOGRAPHIC TOWNSHIP OF WALPOLE)
HALDIMAND COUNTY

June 4, 2026



TOTAL LAND AREA: 77.80 hectares (192.25 acres)			
RESIDENTIAL	LAND USE	UNITS	AREA
6.0m BACK-TO-BACK TOWNHOUSES		110 BLOCKS 3, 4, 19, 20	1.21 3.00
5.9m STREET TOWNHOUSES		BLOCKS 2, 5, 6, 15, 16, 21, 22, 26, 27, 44, 45, 55	3.73 9.22
8.0m SINGLE DETACHED		BLOCKS 1, 7, 8, 9, 10, 11, 12, 13, 14, 16, 23, 24, 25, 28, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 46, 47, 49, 50, 51, 52, 53, 54, 56, 57, 58, 59, 60, 61, 62, 63	19.32 47.75
10.0m WIDE SHALLOW SINGLE DETACHED		BLOCKS 17, 33, 46	0.90 2.22
FUTURE DEVELOPMENT		BLOCKS 54, 65	25.17 62.19
SCHOOL		BLOCK 66	2.02 4.98
PARK		BLOCKS 67, 68	2.65 6.65
STORMWATER MANAGEMENT POND		BLOCK 69	2.15 5.31
QUARRY LAKE		BLOCK 70	17.87 44.16
OPEN SPACE, BUFFERS, BERM		BLOCKS 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81	11.08 27.38
ROADS			
ROAD WIDENINGS			
+4.7m to +5.1m - WALPOLE ROAD		BLOCKS 82, 83, 84	0.45 1.10
+12.1m - KING STREET WEST			3.60 8.90
24.0m R.O.W. COLLECTOR ROAD (STREETS A-G)			1.58 3.90
ROAD LENGTH - +1.450m (+4.75m)			8.76 21.65
20.0m R.O.W. LOCAL ROAD (STREET U)			0.31 0.76
ROAD LENGTH - +4.711m (+15.458m)			
14.5m - 15.3m R.O.W. LOCAL ROAD (STREET D, E)			
ROAD LENGTH - +201m (+606m)			
TOTAL		1,038	77.80 192.25

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O., 1990

- (a) AS SHOWN ON DRAFT AND KEY PLANS
- (b) AS SHOWN ON DRAFT PLAN AS SHOWN ON DRAFT AND KEY PLANS
- (c) AS SHOWN ON DRAFT PLAN AS SHOWN ON DRAFT AND KEY PLANS
- (d) THE LAND IS TO BE USED ACCORDING TO THE SCHEDULE OF LAND USE
- (e) AS SHOWN ON DRAFT AND KEY PLANS
- (f) AS SHOWN ON DRAFT PLAN
- (g) AS SHOWN ON DRAFT AND KEY PLANS
- (h) MUNICIPAL WATER SUPPLY TO BE MADE AVAILABLE
- (i) SOIL IS SILTY CLAY
- (j) AS SHOWN ON DRAFT PLAN
- (k) FULL MUNICIPAL SERVICES TO BE MADE AVAILABLE
- (l) SUBJECT TO EASEMENTS AS SHOWN ON THE DRAFT PLAN

Note:
All dimensions on curves are chord lengths unless otherwise indicated.

OWNER'S AUTHORIZATION

I AUTHORIZE ARMSTRONG PLANNING & PROJECT MANAGEMENT TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO HALDIMAND COUNTY FOR APPROVAL.

Daniel Guizzetti, President
EC (Sondusk) GP Inc.

June 08, 2026
DATE

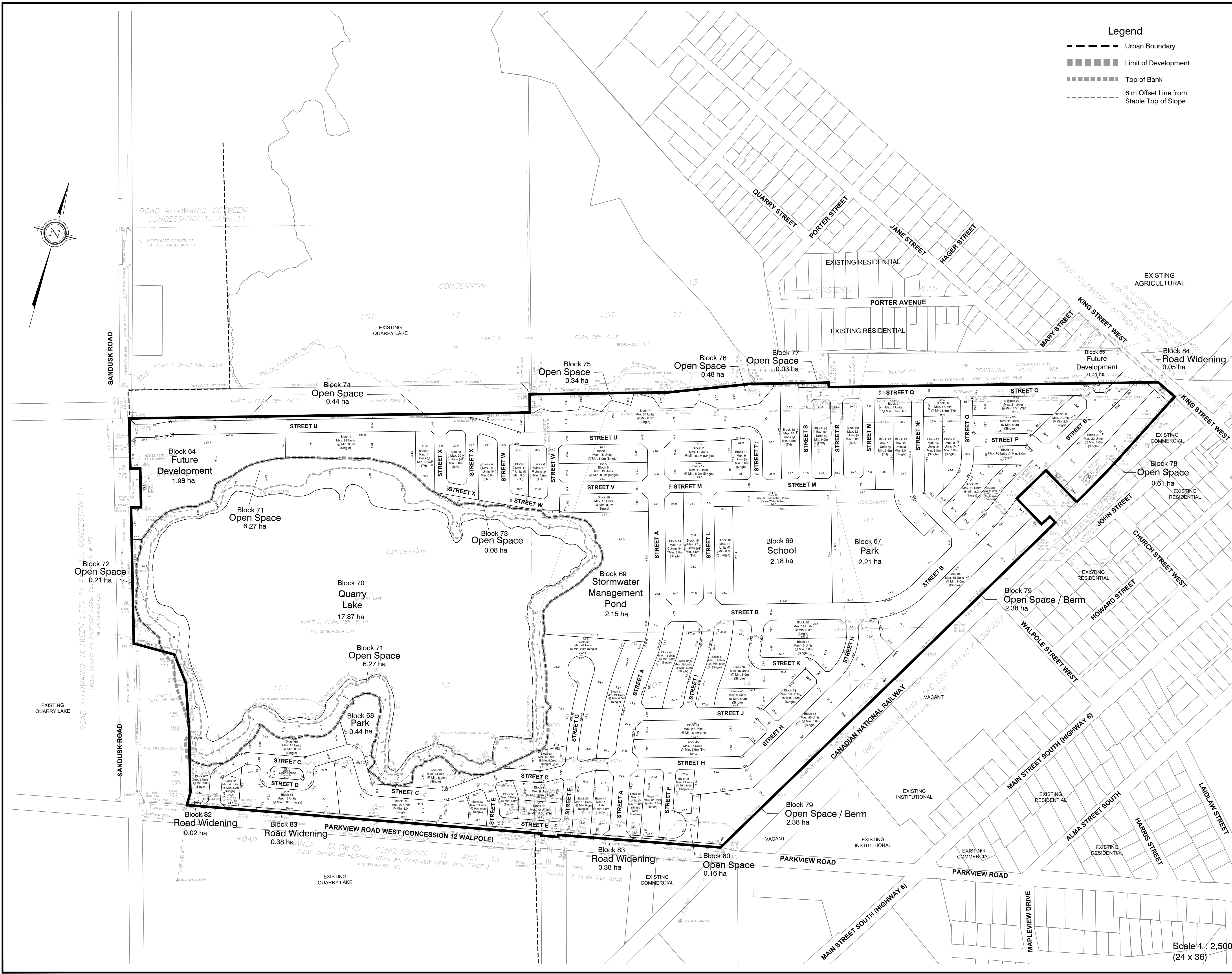
SURVEYOR'S CERTIFICATE

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

Yuriy Bogdanov, Ontario Land Surveyor
GeoVerra (ON) Ltd.

June 08, 2026
DATE

PLAN PREPARED BY
armstrong
planning | project management



Scale 1: 2,500
(24 x 36)