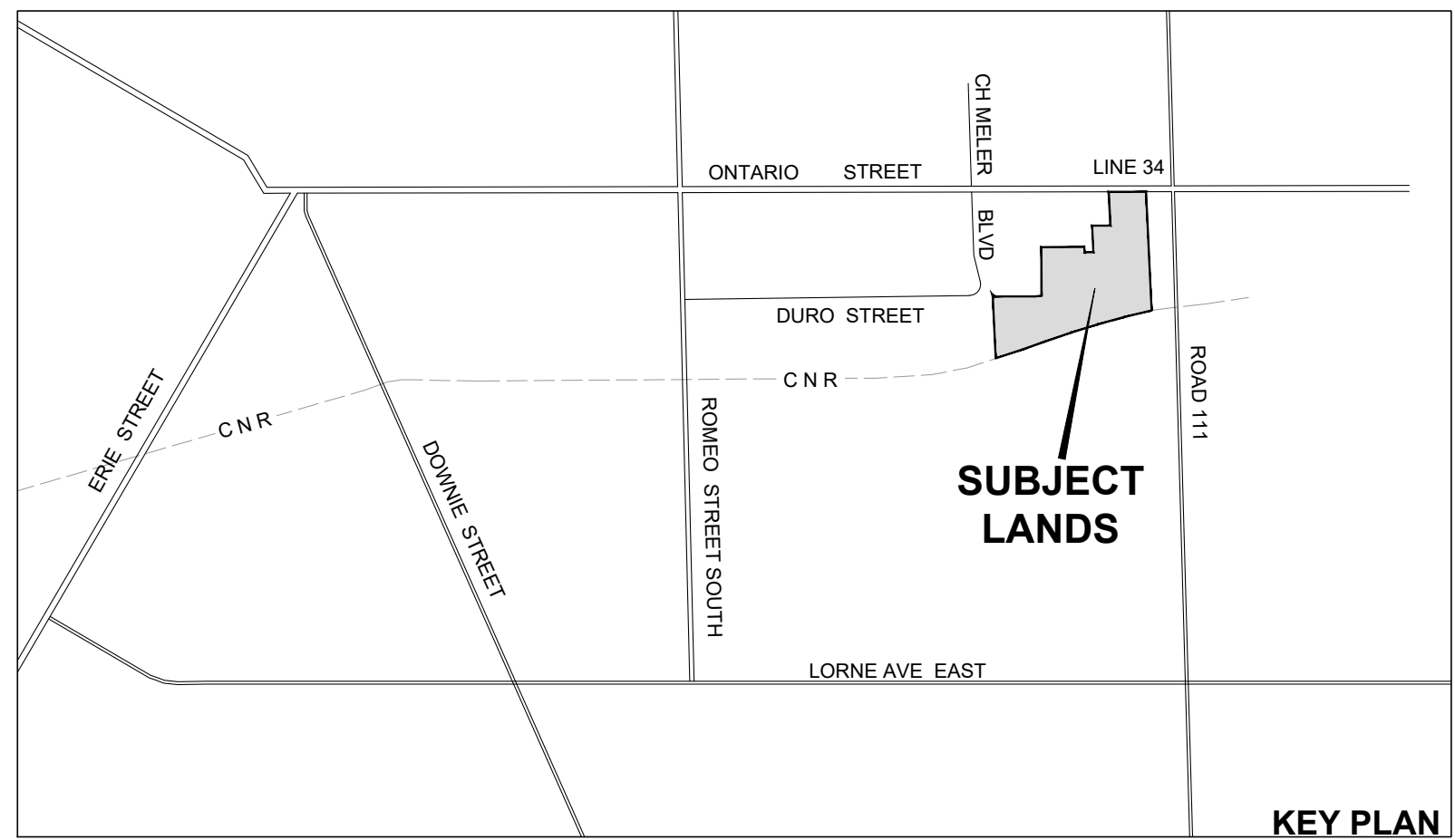
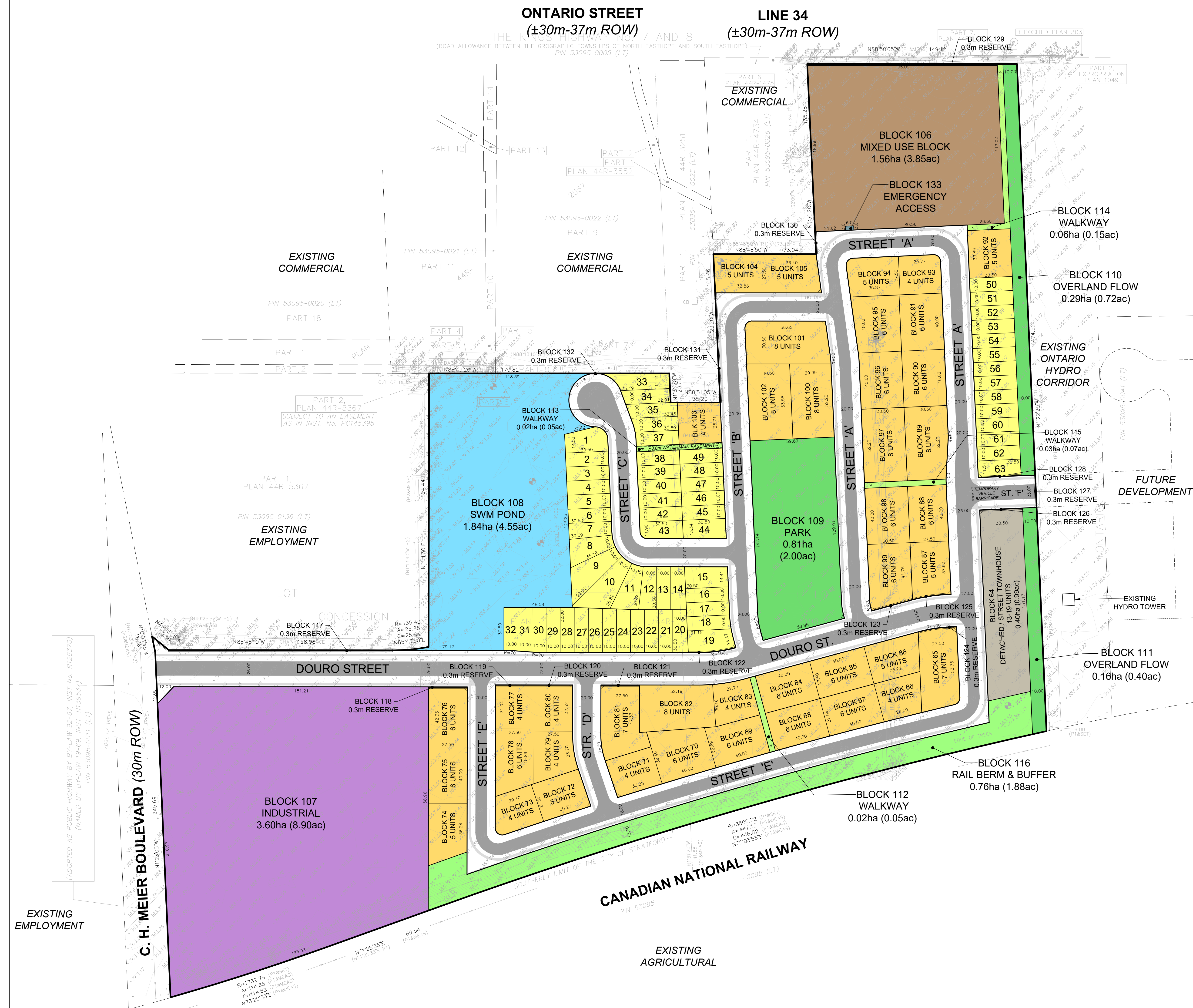




DRAFT PLAN OF SUBDIVISION
FILE # 31T21-001
CACHET DEVELOPMENTS (STRATFORD) INC.

CONCESSION 1
PART LOTS 41 & 42
RP 44R-4198 PART 1, PT PART3
(GEOGRAPHIC TOWNSHIP OF EASTHOPE)
CITY OF STRATFORD
COUNTY OF PERTH

OWNERS CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF STRATFORD FOR APPROVAL.

SIGNED  _____ DATE: MARCH 27, 2023

RAMSEY SHAHEEN, A.S.O.
CACHET DEVELOPMENTS (STRATFORD) INC.

SURVEYORS CERTIFICATE

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

SIGNED  DATE: MARCH 27, 2023
J. R. ELLIOTT, O.L.S.
J D BARNES LIMITED SURVEYING

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (upha)
10.0m (33') DETACHED	1-63	2.14	5.29	63	29.4
DETACHED / TOWNHOUSES	64	0.40	0.99	13-19	32.5-47.5
6.1m (20') STREET TOWNHOUSE	65-105	4.79	11.84	234	48.9
MIXED USE BLOCK	106	1.56	3.85		
INDUSTRIAL	107	3.60	8.90		
SWM POND	108	1.84	4.55		
PARK	109	0.81	2.00		
OVERLAND FLOW	110,111	0.45	1.11		
WALKWAY	112-115	0.13	0.32		
RAIL BERM & BUFFER	116	0.76	1.88		
0.3m RESERVE	117-132	0.02	0.05		
EMERGENCY ACCESS	133	0.00	0.00		
26m ROW (LENGTH: 242m)		0.64	1.58		
23m ROW (LENGTH: 472m)		1.09	2.69		
20m ROW (LENGTH: 1,504m)		2.71	6.70		
18m ROW (LENGTH: 325m)		0.59	1.46		
TOTAL	133	21.53	53.20	310-316	42.3-43.1



SCALE: 1:1250
(24 x 36)
MARCH 27, 2023

