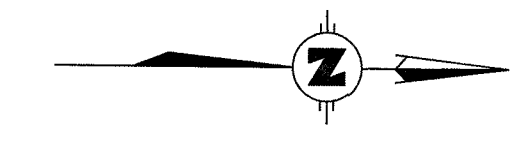


SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____. THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____.

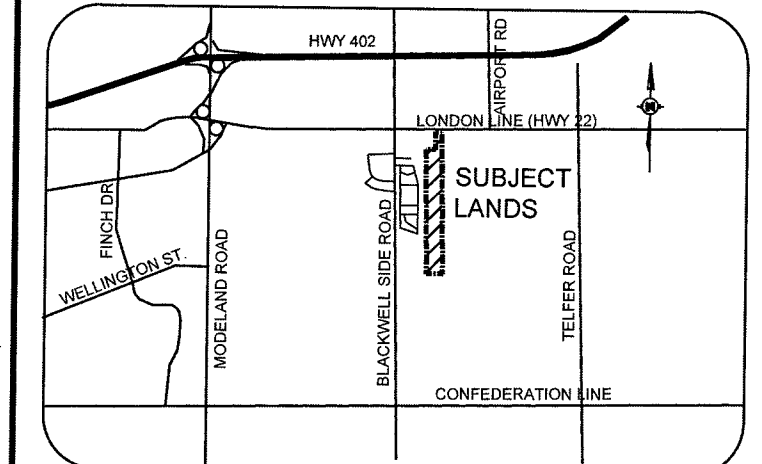
DATE

SIGNATURE



DRAFT PLAN OF SUBDIVISION

PART EAST HALF OF LOT 12, CONCESSION 6
SARNIA TOWNSHIP,
CITY OF SARNIA



KEY PLAN N.T.S.

OWNER'S CERTIFICATE
I, Jay McGuffin of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Subdivision on behalf of the owner JR Capital Holdings Inc.

J. McGuffin, M.C.I.P., R.P.P.
Monteith Brown Planning Consultants
Date: October 9, 2019

SURVEYOR'S CERTIFICATE
I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

J. Martin Nisbet, O.L.S.
Monteith and Sutherland Ltd.
Date: Oct 9/19

REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990
a) as shown on plan
b) as shown on plan
c) as shown on key plan
d) as shown on land use schedule
e) as shown on plan
f) as shown on plan
g) as shown on plan
h) municipal water
i) silty clay fill
j) as shown on plan
k) municipal sewers
l) as shown on plan

LAND USE SCHEDULE		
LAND USE	AREA in Ha	%
LOTS 1 TO 135 SINGLE DETACHED LOTS	9.60	56.1
BLOCK 136 COMMERCIAL	0.56	3.3
BLOCKS 137 & 138 OPEN SPACE PARKLAND	0.80	4.7
BLOCK 139 OPEN SPACE SWM POND	1.18	6.9
STREETS A TO C	4.67	26.7
BLOCKS 140 TO 145 RESERVES, EASEMENTS AND SLOPE TO ROADS	0.40	2.3
DEVELOPABLE TOTAL	17.11	100.0
BLOCK 146 OPEN SPACE NATURAL HERITAGE	1.85	
TOTAL SITE AREA	18.96	

LEGEND

- SUBJECT LANDS
- PROPOSED LOTLINE
- PROPOSED STREETLINE
- 100 YEAR FLOODLINE (GRECK, 2018)
- PROPOSED CENTRELINE

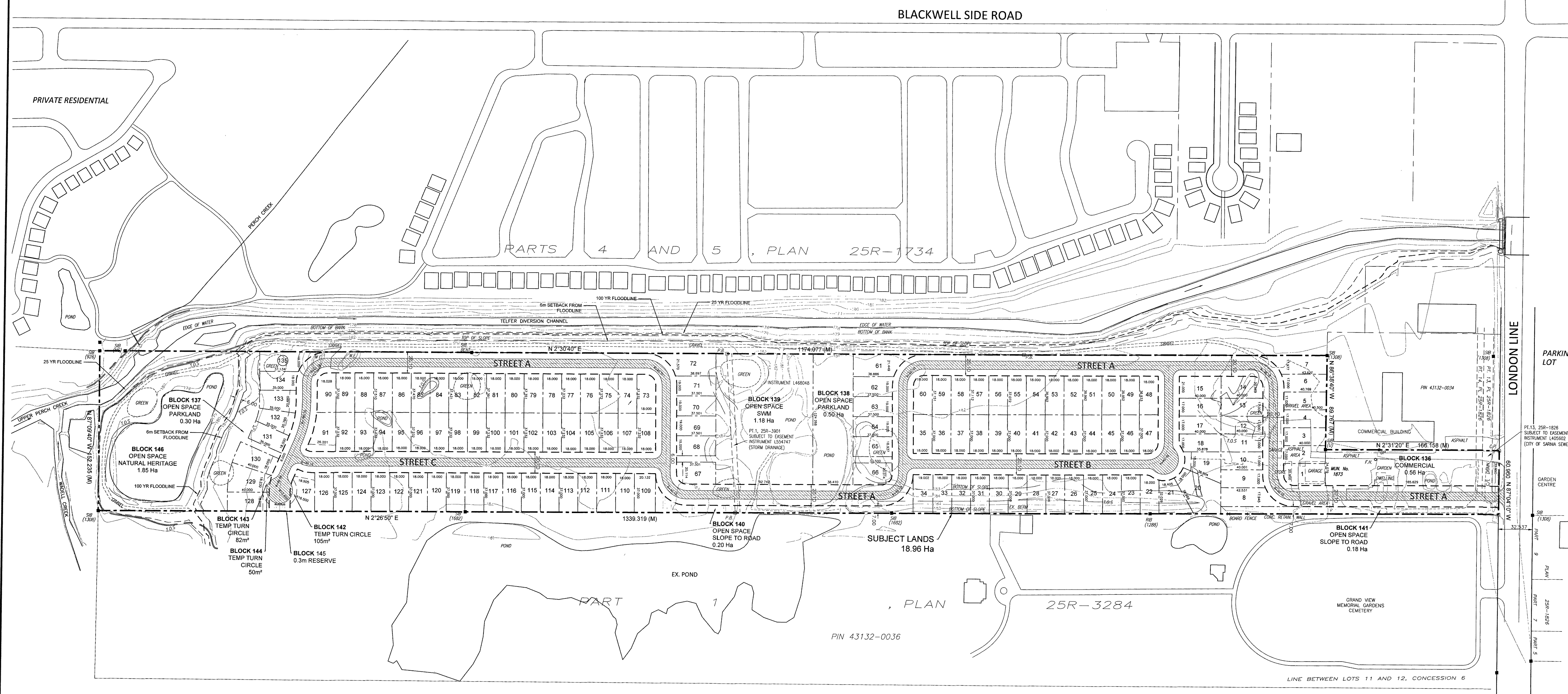
No.	Revision	Date	Initial

CLIENT
JR Capital Holdings Inc.

BAR SCALE
1:2,000
0 30 60 90 120m

ADDRESS
**PROPOSED SUBDIVISION
1873 London Line, Sarnia**

DRAWN BY: BS	CHECKED BY: JMC	PROJECT No.: 18-2200
DESIGNED BY: BS	APPROVED BY:	DRAWING No.: DP1
SCALE: on 24x36 1:2000	DATE: Oct 04, 2019	



BLACKWELL SIDE ROAD

PARTS 4 AND 5, PLAN 25R-1734

SUBJECT LANDS 18.96 Ha, PLAN 25R-3284

PIN 43132-0036

LONDON LINE

PARKING LOT

GARDEN CENTRE

PLAN 25R-1826

PLAN 25R-1825

PLAN 25R-1824

PLAN 25R-1823

PLAN 25R-1822

PLAN 25R-1821

PLAN 25R-1820

PLAN 25R-1819

PLAN 25R-1818

PLAN 25R-1817

PLAN 25R-1816

PLAN 25R-1815

PRIVATE RESIDENTIAL

UPPER PERCH CHECK

LOWER PERCH CHECK

WELLSIDE CHECK

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BLOCK 137 OPEN SPACE PARKLAND 0.30 Ha

BLOCK 146 OPEN SPACE NATURAL HERITAGE 1.85 Ha

BLOCK 143 TEMP TURN CIRCLE 82m²

BLOCK 144 TEMP TURN CIRCLE 50m²

BLOCK 142 TEMP TURN CIRCLE 105m²

BLOCK 145 0.3m RESERVE

BLOCK 140 OPEN SPACE SLOPE TO ROAD 0.20 Ha

BLOCK 141 OPEN SPACE SLOPE TO ROAD 0.18 Ha

BLOCK 138 OPEN SPACE PARKLAND 0.50 Ha

BLOCK 139 OPEN SPACE SWM POND 1.18 Ha

BLOCK 136 COMMERCIAL 0.56 Ha

BLOCK 135 COMMERCIAL 0.56 Ha

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