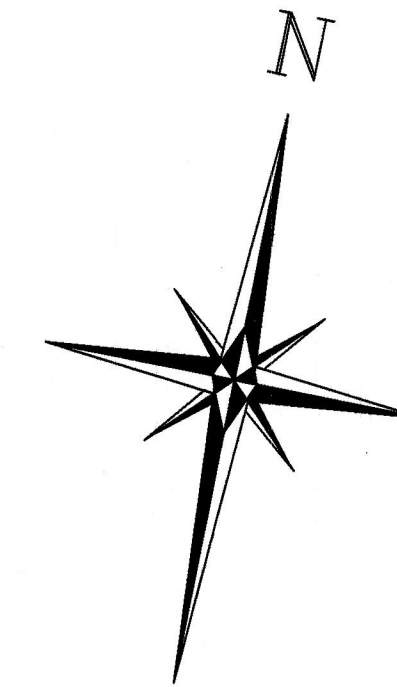


# LEGEND

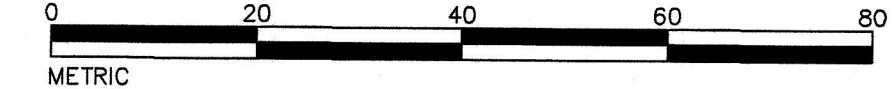
- R1 DENOTES URBAN RESIDENTIAL (LOW DENSITY SINGLE)  
R2 DENOTES URBAN RESIDENTIAL (LOW DENSITY MULTIPLE)  
R3 DENOTES URBAN RESIDENTIAL (MEDIUM DENSITY)  
BP DENOTES URBAN INDUSTRIAL  
PD DENOTES PLANNED DEVELOPMENT  
--- DENOTES PROPOSED TOWNHOUSE PROPERTY LIMIT  
--- DENOTES PROPOSED SUBDIVISION BOUNDARY  
--- DENOTES PROPOSED LOT/BLOCK LINE  
--- DENOTES ZONING LIMITS  
--- DENOTES PHASE BOUNDARY  
--- DENOTES CONTOUR AND ELEVATION



## DRAFT PLAN OF SUBDIVISION WALKER HILL DEVELOPMENT

OF PART OF  
**PARK LOT 48**  
**REGISTERED PLAN No. 162**  
(FORMERLY IN THE TOWN OF WALKERTON)  
AND PART OF  
**LOT 32, CONCESSION 1**  
**NORTH OF THE DURHAM ROAD**  
(GEOGRAPHIC TOWNSHIP OF BRANT)  
**MUNICIPALITY OF BROCKTON**  
COUNTY OF BRUCE

SCALE 1:750



### METRIC:

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

### DRAFT APPROVAL SIGNATURE BLOCK

APPROVED IN ACCORDANCE WITH SECTION 51(31) OF THE PLANNING ACT, RSO, 1990, CHAPTER P.13, AS AMENDED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

SECRETARY-TREASURER OF THE LAND DIVISION COMMITTEE  
COUNTY OF BRUCE

### OWNER'S CERTIFICATE

I, THE REGISTERED OWNER OF THE LANDS HEREBY AUTHORIZE D.CULBERT LTD., O.L.S. TO SUBMIT THIS PLAN FOR APPROVAL.

DATE

HIMANSHU SHAH, PRESIDENT  
WALKER HILL DEVELOPMENT INC.

### SITE DATA

**PHASE 1**  
RESIDENTIAL LOTS (ZONE R1)  
SINGLE DETACHED - LOTS 1 TO 5, BLOCKS 45 TO 49  
**PHASE 2**  
RESIDENTIAL LOTS (ZONE R1)  
SINGLE DETACHED - LOTS 6 & 7, 23 TO 30  
RESIDENTIAL LOTS (ZONE R2)  
MULTI-FAMILY - BLOCKS 31 TO 37  
STORM WATER MANAGEMENT - BLOCK 43 (ZONE OS)  
**PHASE 3**  
RESIDENTIAL LOTS (ZONE R1)  
SINGLE DETACHED - LOTS 8 TO 22  
SEMI-DETACHED - BLOCK 38  
RESIDENTIAL LOTS (ZONE R2)  
MULTI-FAMILY - BLOCKS 39 TO 42  
WALKWAY - BLOCKS 43 & 44 (ZONE OS)

### NOTES:

ALL BUILDING SETBACKS WILL COMPLY WITH CURRENT R1 & R2 ZONING PROVISIONS EXCEPT AS FOLLOWS:  
BLOCK 37 - (MINIMUM EXTERIOR SIDEYARD 6.0 M REQUIRED - 4.4 M PROPOSED - AS SHOWN)  
BLOCKS 31, 32, 34 TO 37 AND 39 TO 42 - (MINIMUM INTERIOR SIDEYARD - 3.0 M REQUIRED - 1.5 M PROPOSED - AS SHOWN)  
BLOCKS 32, 33, 38 & 42 WILL BE DIVIDED INTO INDIVIDUAL TOWNHOUSE PARCELS (SHOWN HEREON) THEREFORE THE SOUTH LIMIT OF WALKER HILL CRESCENT WILL BE CONSIDERED THE FRONT YARD BOUNDARY.  
BLOCKS 34 & 37 WILL BE DIVIDED INTO INDIVIDUAL TOWNHOUSE PARCELS (SHOWN HEREON) THEREFORE THE NORTH LIMIT OF WALKER HILL CRESCENT WILL BE CONSIDERED THE FRONT YARD BOUNDARY.  
ZONING AMENDMENT ADDRESSING PROPOSED MAXIMUM LOT COVERAGE AS SHOWN ON PROVISIONS TABLE APPLY TO THE FOLLOWING:  
R1 - SINGLE DETACHED  
LOTS 1 TO 30 - PROPOSED 40% MAX. LOT COVERAGE  
R1 - SEMI-DETACHED  
BLOCK 38 - PROPOSED 55% MAX. LOT COVERAGE  
R2 - TOWNHOUSE (STREET)  
BLOCKS 31 TO 37, 39 TO 42 - PROPOSED 55% MAX. LOT COVERAGE

### SURVEYOR'S CERTIFICATE

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

DATE  
D.A. CULBERT  
ONTARIO LAND SURVEYOR

**D. CULBERT LTD.**  
ONTARIO LAND SURVEYOR  
GODERICH, ONTARIO PHONE: 519-524-5321  
LAND SURVEYOR

DRAWN BY: MA DIGITAL FILE: BT20001D1 PLAN No: 8GL-1337 Rv. 2  
CHECKED BY: DAC FILE: BRA-01N-32-1

Plan: BRA-01N-32-1, DRAFT-SUBD\_750\_MA\_March 4 2022 Plotted: March 4, 2022

### ADDITIONAL INFORMATION

REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- (a) AS SHOWN  
(b) AS SHOWN  
(c) AS SHOWN  
(d) SEE SITE DATA  
(e) AS SHOWN  
(f) AS SHOWN  
(g) AS SHOWN  
(h) MUNICIPAL WATER AVAILABLE  
(i) SILTY CLAY  
(j) AS SHOWN ON FACE OF PLAN  
(k) MUNICIPAL SERVICES INCLUDE WATER, SEWER, GARBAGE COLLECTION  
(l) LOTS 1, 2, 3 & 4, BLOCK 49 & HARMONY DRIVE ARE SUBJECT TO EASEMENT  
(m) LOT 5 IS SUBJECT TO EASEMENT OVER PART 2, PLAN 3R-6543

RELEVANT SITE INFORMATION		
PROPOSED USE OF LOT	No. of Lots/Blocks	AREA
DWELLING - SINGLE DETACHED RESIDENTIAL - LOTS 1 TO 30	30	3,274 HA
DWELLING - SINGLE DETACHED RESIDENTIAL - BLOCKS 45 TO 49	5	0.123 HA
DWELLING - SEMI-DETACHED RESIDENTIAL - BLOCK 38	1	0.100 HA
DWELLING - TOWNHOUSES - BLOCKS 31 TO 37, 39 TO 42	11	1,547 HA
STORM WATER MANAGEMENT/MUNICIPAL WALKWAY - BLOCK 43	1	0.195 HA
MUNICIPAL WALKWAY - BLOCK 44	1	0.029 HA
MUNICIPAL STREET - WALKER HILL CRESCENT	1	1,344 HA
TOTAL SUBJECT LANDS	49	6,612 HA

RESIDENTIAL 'R1' & 'R2' ZONE PROVISIONS		
	SINGLE DETACHED	SEMI-DETACHED
LOT AREA (MIN.)	465.0 m <sup>2</sup>	232.5 m <sup>2</sup>
LOT FRONTAGE (MIN.)	15.0 m	7.5 m
FRONT YARD (MIN.)	6.0 m	6.0 m
REAR YARD (MIN.)	7.5 m	7.5 m
SIDE YARD (MIN.) - EXTERIOR	4.3 m	4.3 m
SIDE YARD (MIN.) - INTERIOR	1.2 m	1.2 m
LOT COVERAGE (MAX.)	30.0%	30.0%
PROPOSED (MAX.) (LOTS 1 TO 30)	40.0%	
PROPOSED (MAX.) (BLOCKS 31 TO 42)		55.0%

REVISION			
DATE	REV. NO.	DESCRIPTION	BY / APV
SEPT 15 2021	1	MOVED ENTRANCE TO WEST (NOW HARMONY DRIVE) REVISED BLOCK 44 FROM 6.1 TO 8 M WIDE REVISED BLOCK 45 FROM 8 TO 8 M WIDE REVISED LOT LINES OF LOTS 1 TO 22 REVISED LOT LINES OF BLOCKS 31 TO 42 REVISED WALKER HILL DRIVE	MA / DC
MAR 4 2022	2	REVISED BLOCK 43 FROM 8 M TO 10 M WIDE REVISED LOT LINES OF LOTS 23 TO 26	MA / DC