WEST ELEVATION

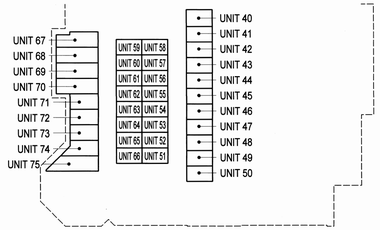
SITE INFORMATION

LEVEL	NUMBER OF RESIDENTIAL UNITS PER LEVEL	NUMBER OF PARKING UNITS PER LEVEL	NUMBER OF LOCKER UNITS PER LEVEL
LEVEL A	–	39	36
LEVEL 1	7	–	–
LEVEL 2	8	–	–
LEVEL 3	8	–	–
LEVEL 4	8	–	–
LEVEL 5	8	–	–
TOTAL	39	39	36

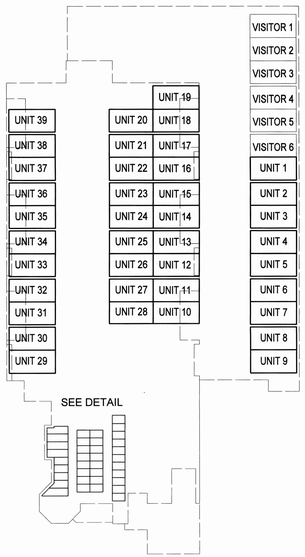
SITE INFORMATION:
SITE AREA: 2543.8 sq m / 0.629 Acres
DENSITY:
153.3 RESIDENTIAL UNITS PER HECTARE
62.0 RESIDENTIAL UNITS PER ACRE

ADDITIONAL INFORMATION REQUIRED UNDER CONDOMINIUM ACT, 1998 AND SECTION 51(17) OF THE PLANNING ACT (R.S.O. 1990)

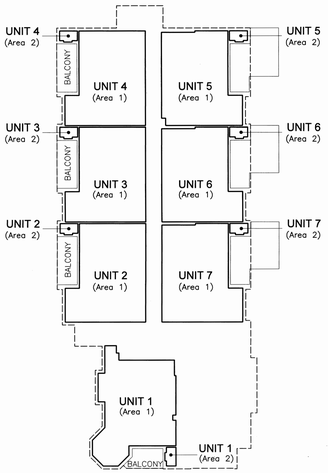
(A) AS SHOWN ON PLAN
(B) AS SHOWN ON PLAN
(C) AS SHOWN ON PLAN
(D) RESIDENTIAL CONDOMINIUM UNITS
(E) REFER TO KEY PLAN
(F) AS SHOWN ON PLAN
(G) AS SHOWN ON PLAN
(H) PIPED MUNICIPAL
(I) CLAY DEPOSITS
(J) AS SHOWN ON PLAN
(K) ALL SERVICES TO BE PROVIDED
(L) AS SHOWN ON PLAN



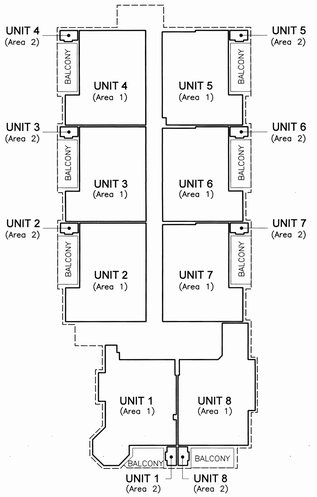
LEVEL A - LOCKERS UNITS 40 to 75 (Inclusive)



LEVEL A - PARKING UNITS 1 to 39 (Inclusive)



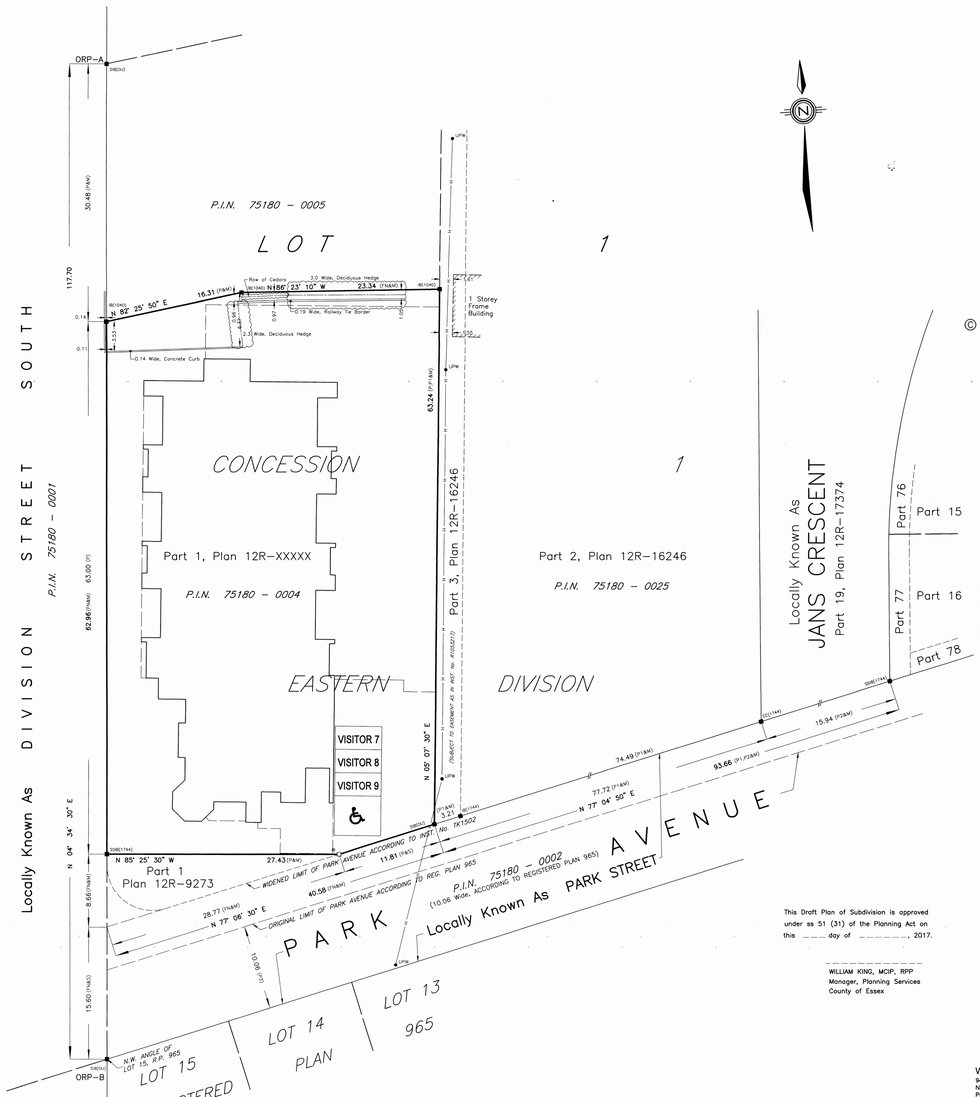
LEVEL 1
UNITS 1 to 7 (Inclusive) (RESIDENTIAL UNITS)
NOTE:
UNITS 1 to 7 INCLUSIVE ARE COMPRISED OF 2 NON-CONTIGUOUS AREAS EACH DESIGNATED ON THE PLAN BY THE SAME UNIT NUMBER.



LEVELS 2 to 5 (Inclusive)
UNITS 1 to 8 (Inclusive)(RESIDENTIAL UNITS)
NOTE:
UNITS 1 to 8 INCLUSIVE ARE COMPRISED OF 2 NON-CONTIGUOUS AREAS EACH DESIGNATED ON THE PLAN BY THE SAME UNIT NUMBER.

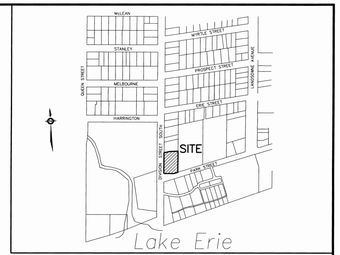
ROAD ALLOWANCE BETWEEN CONCESSION 1, EASTERN DIVISION AND CONCESSION 1, WESTERN DIVISION

Locally Known As DIVISION STREET P.I.N. 75180 – 0001



This Draft Plan of Subdivision is approved under as 51 (31) of the Planning Act on this _____ day of _____, 2017.

WILLIAM KING, MCIP, RPP
Manager, Planning Services
County of Essex



DRAFT PLAN OF CONDOMINIUM
OF
PART OF LOT 1
CONCESSION 1 EASTERN DIVISION
DESIGNATED AS PART 1, PLAN 12R–XXXXX
IN THE
TOWN OF KINGSVILLE
COUNTY OF ESSEX, ONTARIO

© VERHAEGEN · STUBBERFIELD · HARTLEY · BREWER · BEZAIRE INC.

SCALE = 1:250

0 2.50 5.00 10.00 15.00 METRES 25.00

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

INTEGRATION DATA

COORDINATES ARE DERIVED FROM GRID OBSERVATIONS USING THE CAN–NET NETWORK SERVICE AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83 (CSRS) (2010.0).
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) O.REG 216/10

POINT ID	NORTHING	EASTING
ORP–A	N4654386.922	E355939.718
ORP–B	N4654269.683	E355930.338

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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 0.999853240

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 # 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
WIT. DENOTES WITNESS ⊥ DENOTES PERPENDICULAR
(S) DENOTES SET (M) DENOTES MEASURED (D) DENOTES DEED
ORP DENOTES OBSERVED REFERENCE POINT

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

(SUP) DENOTES SET PROPORTIONALLY (DU) DENOTES ORIGIN UNKNOWN
(P) DENOTES PLAN 12R–9273
(P1) DENOTES PLAN 12R–16246
(P2) DENOTES PLAN 12R–17374
(P&) DENOTES FIELD NOTES BY (1744) Dated: Oct. 8, 1987. W.O.# 5–01659.
(1744) DENOTES VERHAEGEN STUBBERFIELD HARTLEY BREWER BEZAIRE INC., O.L.S.
(1040) DENOTES WILLIAM J. SETTERINGTON, O.L.S.

OWNER'S AUTHORIZATION

LAKESIDE PARK PLACE CONDOMINIUM
I HEREBY AUTHORIZE THE FILING OF THIS DRAFT PLAN FOR APPROVAL

DATE AUGUST 10, 2017.

1933892 ONTARIO INC.
DAN LOOP
" I HAVE THE AUTHORITY TO BIND THE CORPORATION "

SURVEYOR'S CERTIFICATE

THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS HAVE BEEN ACCURATELY AND CORRECTLY SHOWN.

DATE AUGUST 10, 2017.

BRIAN COAD
ONTARIO LAND SURVEYOR
for VERHAEGEN STUBBERFIELD HARTLEY BREWER · BEZAIRE INC.

WINDSOR
944 Ottawa Street
N8X 2E1
Ph: (519)258-1772
Fax: (519)258-1791

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www.vshbbsurveys.com

LEAMINGTON
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N8H 1L6
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Fax: (519)322-2673

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CHECKED BY:	BC	CAD File: 51356201.1.dwg	
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