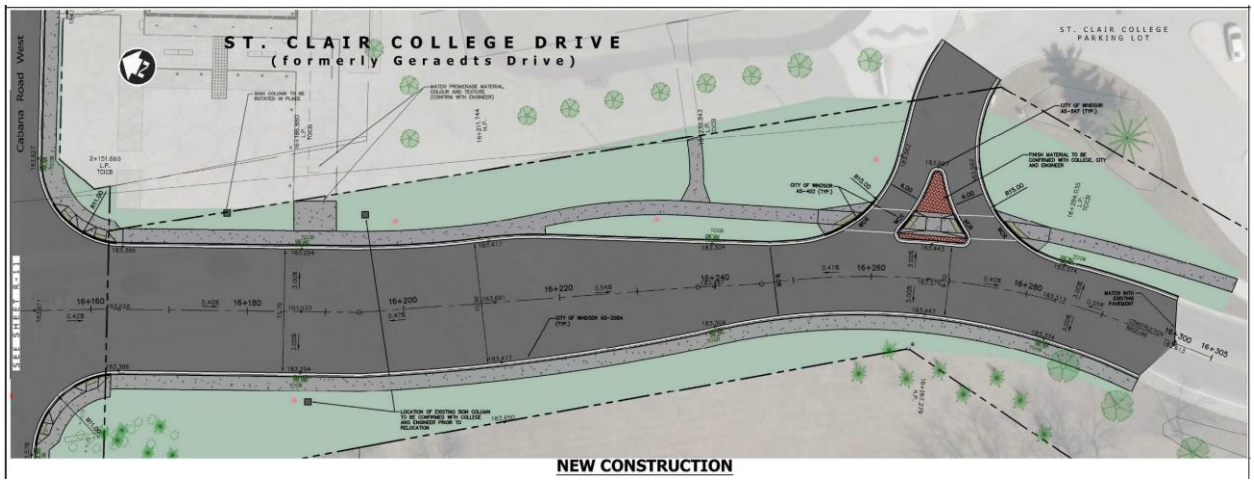
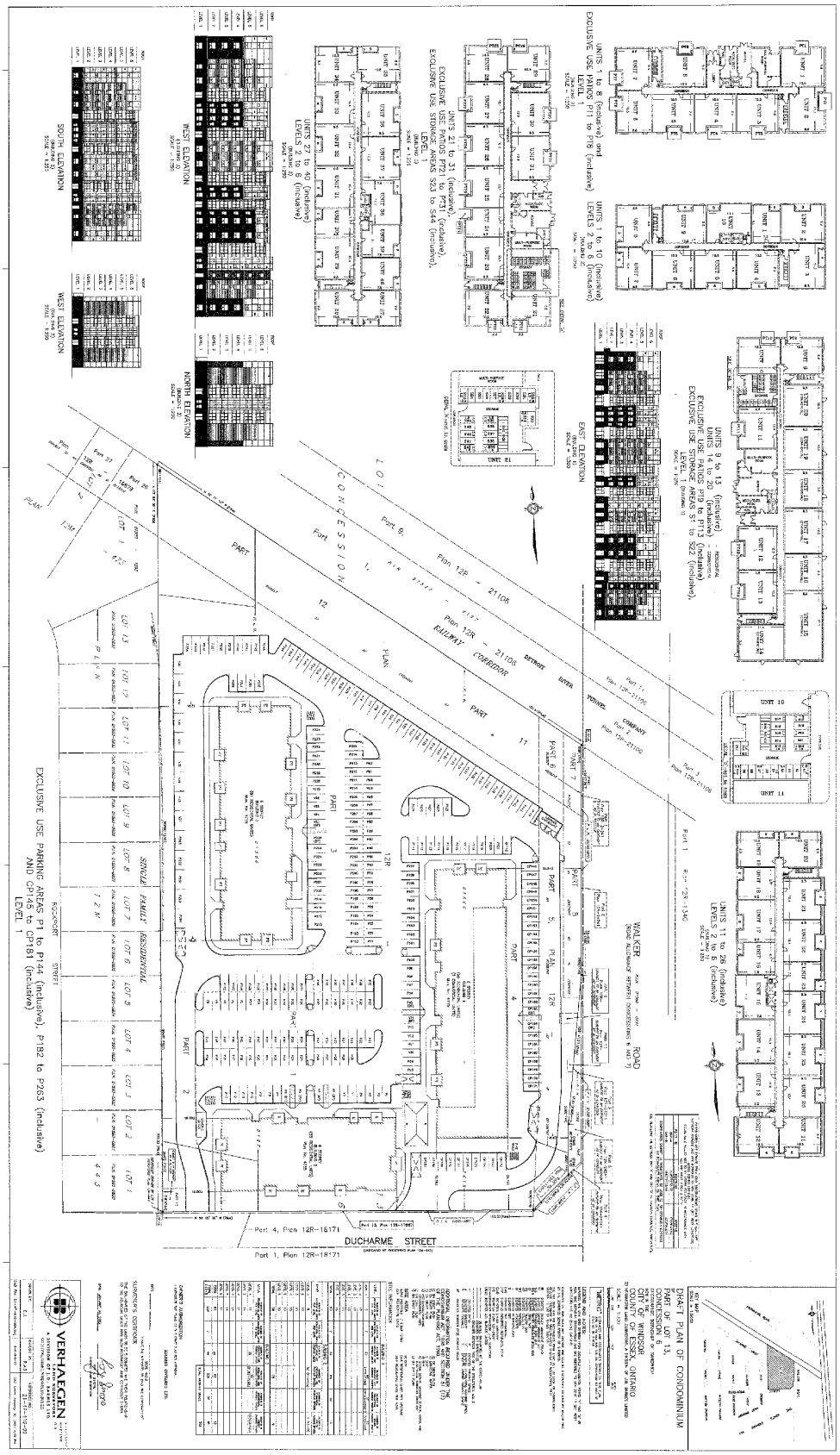
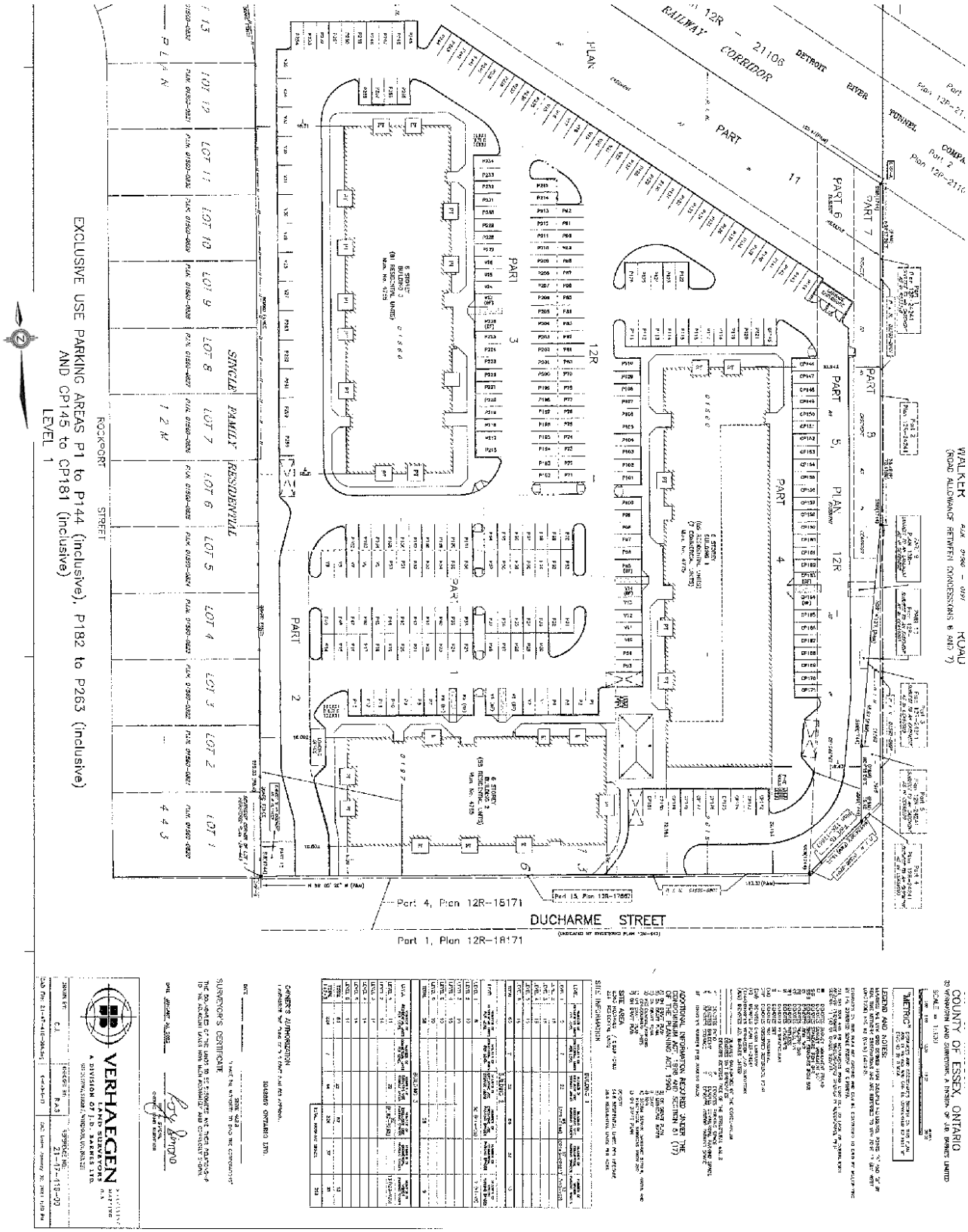
Appendix A.1 Cabana Phase 4 Work Area on the St. Clair College Land – Aerial Map



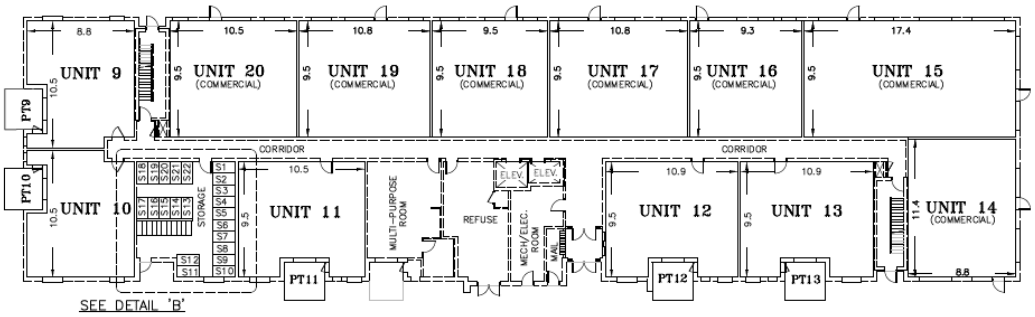
Appendix A.2 Cabana Corridor Improvements Phase 4 – Tendered Work on the College Lands



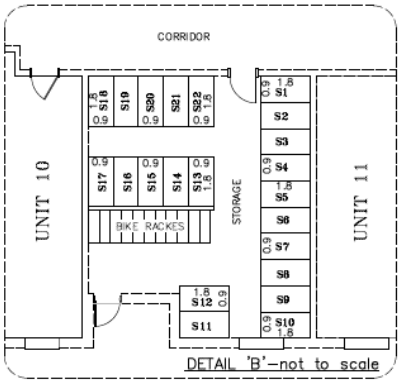
MAP No.: CDM-002/22-1

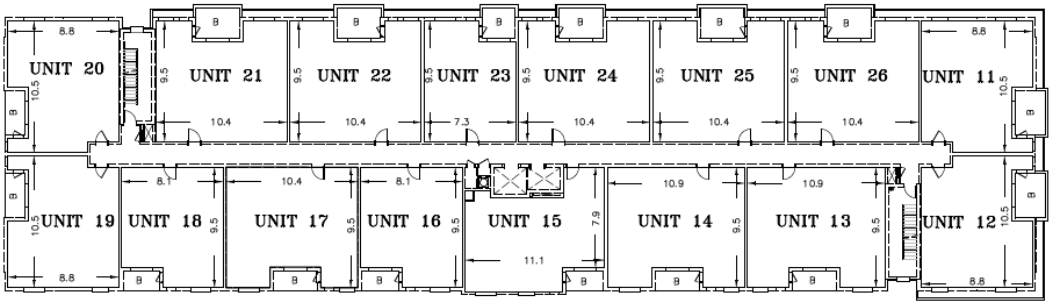


MAP No.: CDM-002/22-2



UNITS 9 to 13 (inclusive) – RESIDENTIAL
UNITS 14 to 20 (inclusive) – COMMERCIAL
EXCLUSIVE USE PATIOS PT9 to PT13 (inclusive)
EXCLUSIVE USE STORAGE AREAS S1 to S22 (inclusive),
LEVEL 1 (BUILDING 1)
SCALE = 1:250

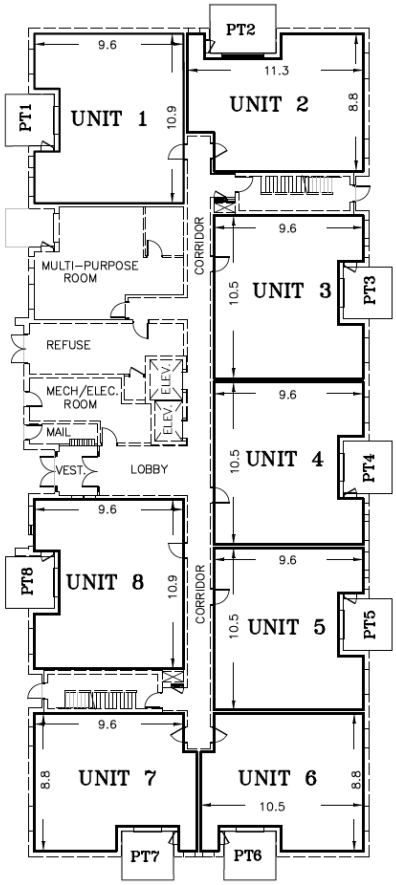




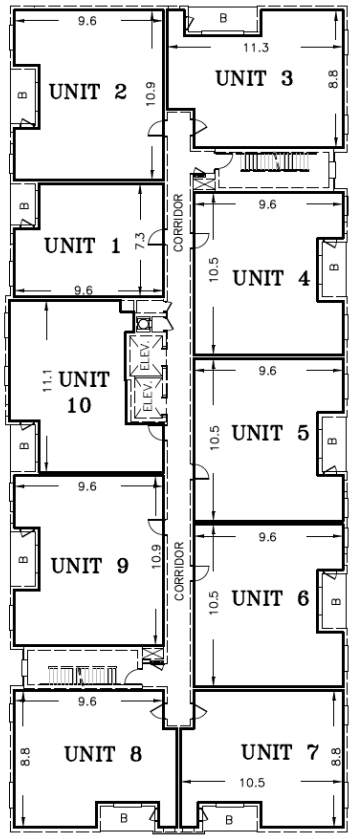
UNITS 11 to 26 (inclusive)
LEVELS 2 to 6 (inclusive)
(BUILDING 1)
SCALE = 1:250

EAST ELEVATION
(BUILDING 1)
SCALE = 1:300

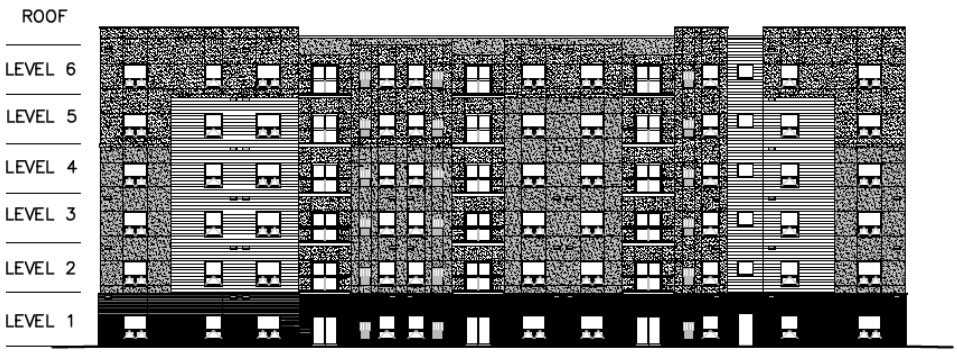
MAP NO. CDM-002/22-3A



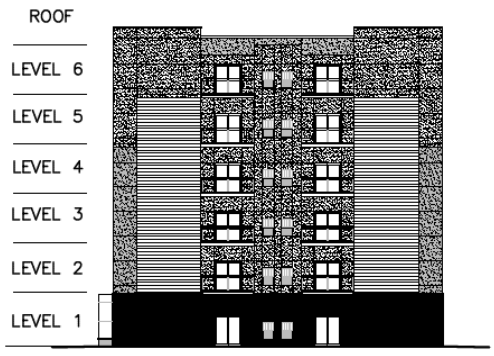
UNITS 1 to 8 (inclusive) and
EXCLUSIVE USE PATIOS PT1 to PT8 (inclusive)
LEVEL 1
(BUILDING 2)
SCALE = 1:250



UNITS 1 to 10 (inclusive)
LEVELS 2 to 6 (inclusive)
(BUILDING 2)
SCALE = 1:250

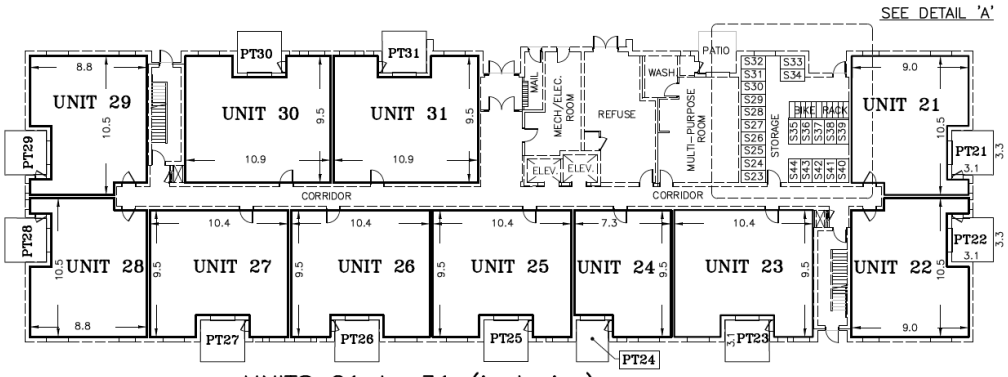


SOUTH ELEVATION
(BUILDING 2)
SCALE = 1:250

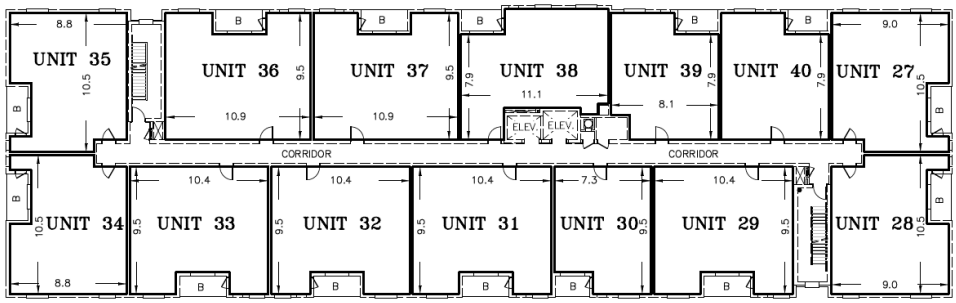


WEST ELEVATION
(BUILDING 2)
SCALE = 1:250

MAP No.: CDM-002/22-3B

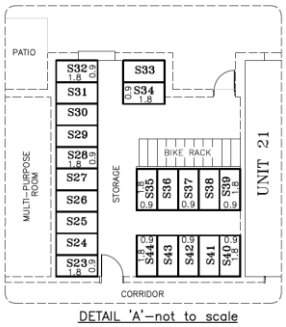


UNITS 21 to 31 (inclusive),
EXCLUSIVE USE PATIOS PT21 to PT31 (inclusive),
EXCLUSIVE USE STORAGE AREAS S23 to S44 (inclusive),
LEVEL 1
(BUILDING 3)
SCALE = 1:250



UNITS 27 to 40 (inclusive)
LEVELS 2 to 6 (inclusive)
(BUILDING 3)
SCALE = 1:250

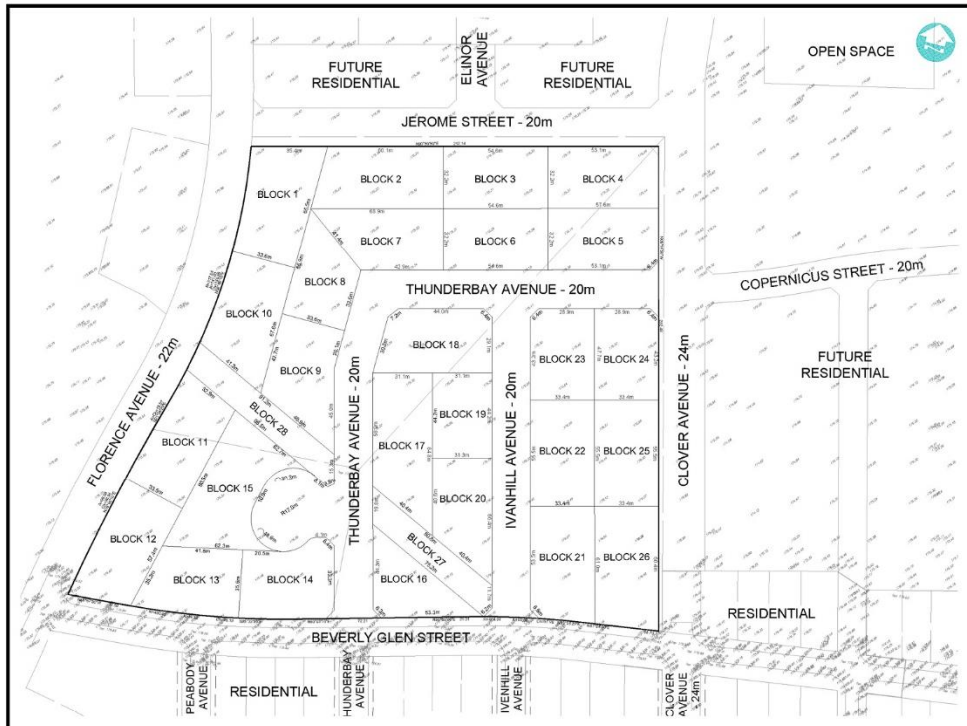
NORTH ELEVATION
(BUILDING 3)
SCALE = 1:250



DETAIL 'A'–not to scale

WEST ELEVATION
(BUILDING 3)
SCALE = 1:250

MAP No.: CDM-002/22-3C



Draft Plan of Subdivision

TOPOGRAPHIC SURVEY OF
BLOCKS 63,64 & 65, PLAN 12M-581,
PART OF BLOCK 'A', REGISTERED PLAN
1161, REGISTERED PLAN 1230,
PART OF LOTS 140 & 141,
CONCESSION 1 (McNIFF'S SURVEY)
GEOGRAPHIC TOWNSHIP OF SANDWICH
EAST NOW IN THE CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

OWNER'S CERTIFICATE
I CERTIFY THAT:
I HEREBY CONSENT TO THE FILING OF THIS PLAN FOR DRAFT APPROVAL.

DATE: _____ SIGNED _____
1027458 ONTARIO LTD.

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

DATE: July 7, 2022 SIGNED Roy Simone
ROY A. SIMONE
ONTARIO LAND SURVEYOR

ADDITIONAL INFORMATION REQUIRED UNDER S. 51(17) OF THE PLANNING ACT
(a) SHOWN ON PLAN
(b) SHOWN ON PLAN
(c) SHOWN ON PLAN
(d) RESIDENTIAL
(e) SHOWN ON PLAN
(f) SHOWN ON PLAN
(g) SHOWN ON PLAN
(h) PIPED WATER TO BE INSTALLED BY DEVELOPER
(i) CLYDE CLAY
(j) SHOWN ON PLAN
(k) SANITARY & STORM SEWERS TO BE INSTALLED BY DEVELOPER
(l) SHOWN ON PLAN

STATISTICS

RESIDENTIAL	= BLOCK	1 TO 26 (INCL.)
OPEN SPACE	= BLOCK	27 TO 28 (INCL.)

AREAS

RESIDENTIAL	= 4.84 ha	(11.95 acres)	= 77.82%
RIGHT-OF-WAY	= 1.12 ha	(2.76 acres)	= 18.00%
OPEN SPACE	= 0.26 ha	(0.66 acres)	= 4.18%
TOTAL AREA	= 6.22 ha	(15.37 acres)	

LEGEND AND NOTES:
BEARINGS ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS "A" AND "B" BY REAL TIME NETWORK OBSERVATIONS AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD 83 (CSRS) (2010.0).
DISTANCES ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF **0.99988365**

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	N4659499.50	E342800.71
ORP-B	N4659566.28	E342349.00

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

■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
SIB DENOTES STANDARD IRON BAR
SSIB DENOTES SHORT STANDARD IRON BAR
IB DENOTES IRON BAR
WIT DENOTES WITNESS
M DENOTES MEASURED
⊥ DENOTES PERPENDICULAR
S DENOTES SET
(D) DENOTES DEED
(OU) DENOTES ORIGIN UNKNOWN

ORP- DENOTES OBSERVED REFERENCE POINT
ALL SIB/ SSIB AND IRS MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 626/91.
(P) DENOTES PLAN 12R-24955
(P1) DENOTES PLAN 12M-647
(P2) DENOTES PLAN 12M-515
(P3) DENOTES PLAN 12M-509
(P4) DENOTES PLAN 12M-581
(P5) DENOTES PLAN 12R-25795
(P6) DENOTES PLAN 12R-15252
(1744) DENOTES VERHAEGEN LAND SURVEYORS

4.5m
4.5m
4.5m CORNER CUTOFF AT ALL ROAD CORNERS

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

KEY PLAN
N.T.S.
SOURCE: COUNTY OF ESSEX INTERACTIVE MAPPING (2019)

NOTE : FOR INFORMATION ONLY. SEE LARGE SCALE DRAWINGS FOR FURTHER DETAILS.

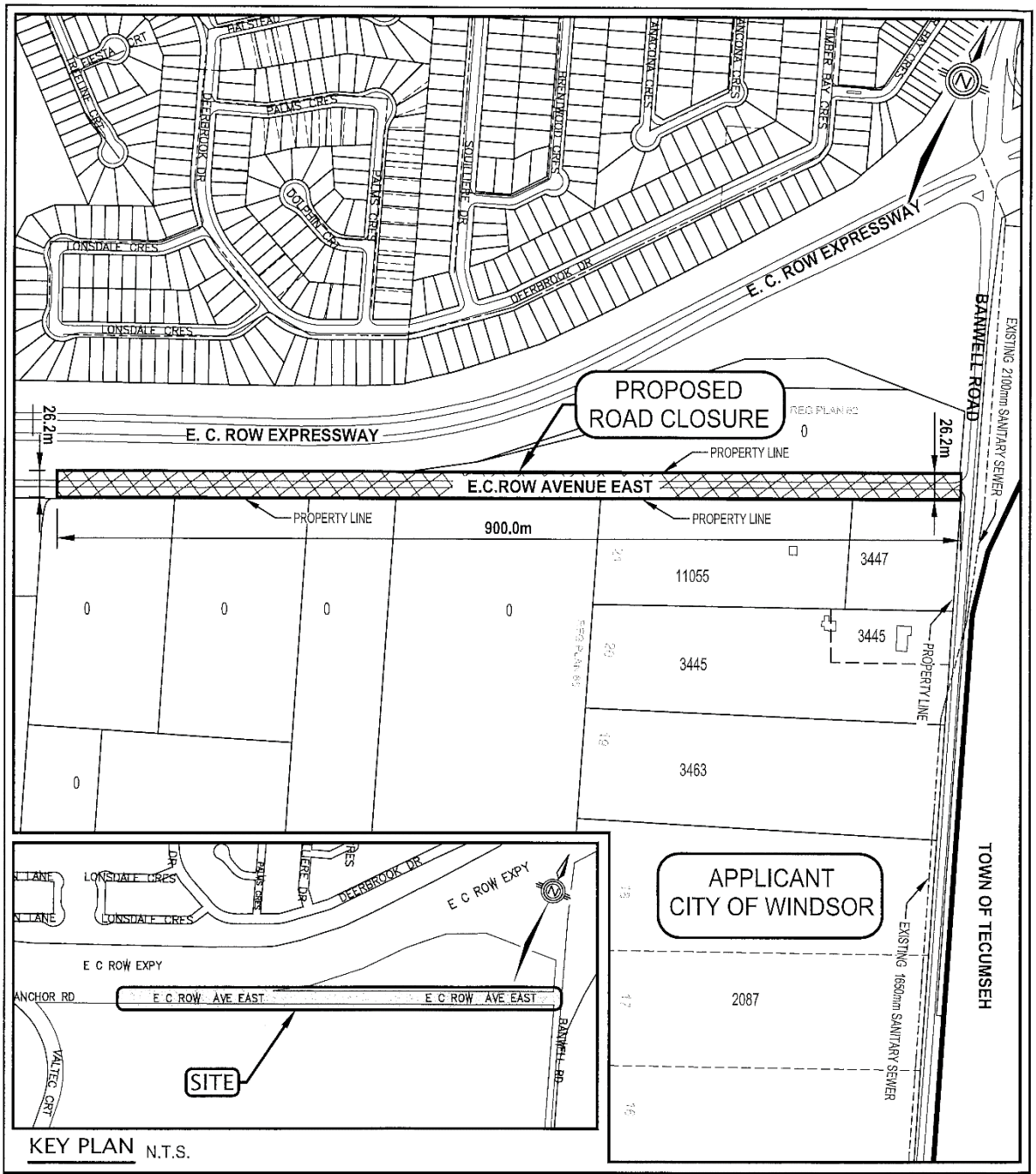
DRAFT PLAN OF SUBDIVISION

MAP NO : SDN-001/22, SDN-6834
APPLICANT : 1027458 Ontario Inc

CITY OF WINDSOR PLANNING DEPARTMENT

Figure 1: SDN001/22-1

APPENDIX "A"
Drawing No. CC-1819



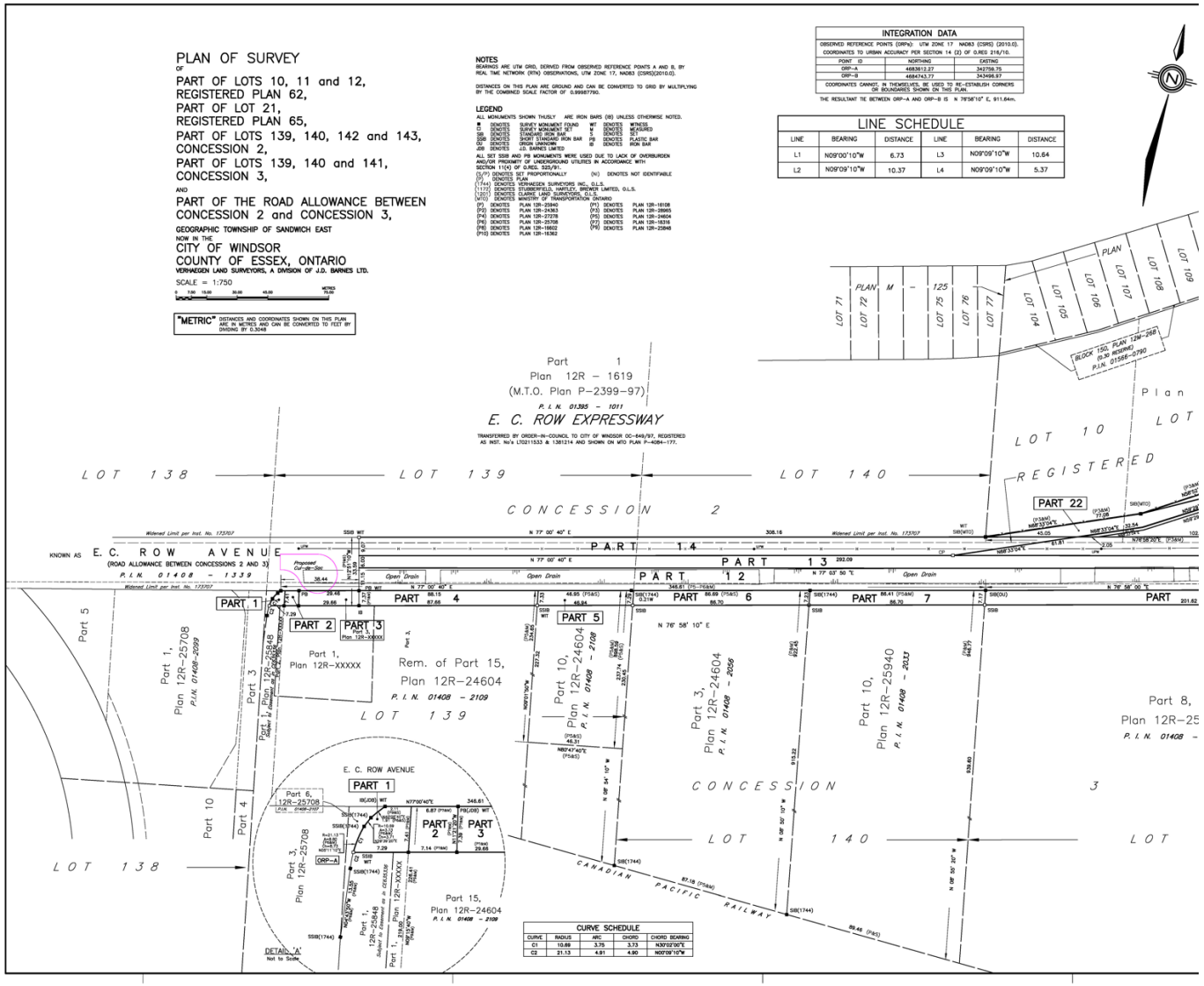
THE CORPORATION OF THE CITY OF WINDSOR - ENGINEERING DEPARTMENT

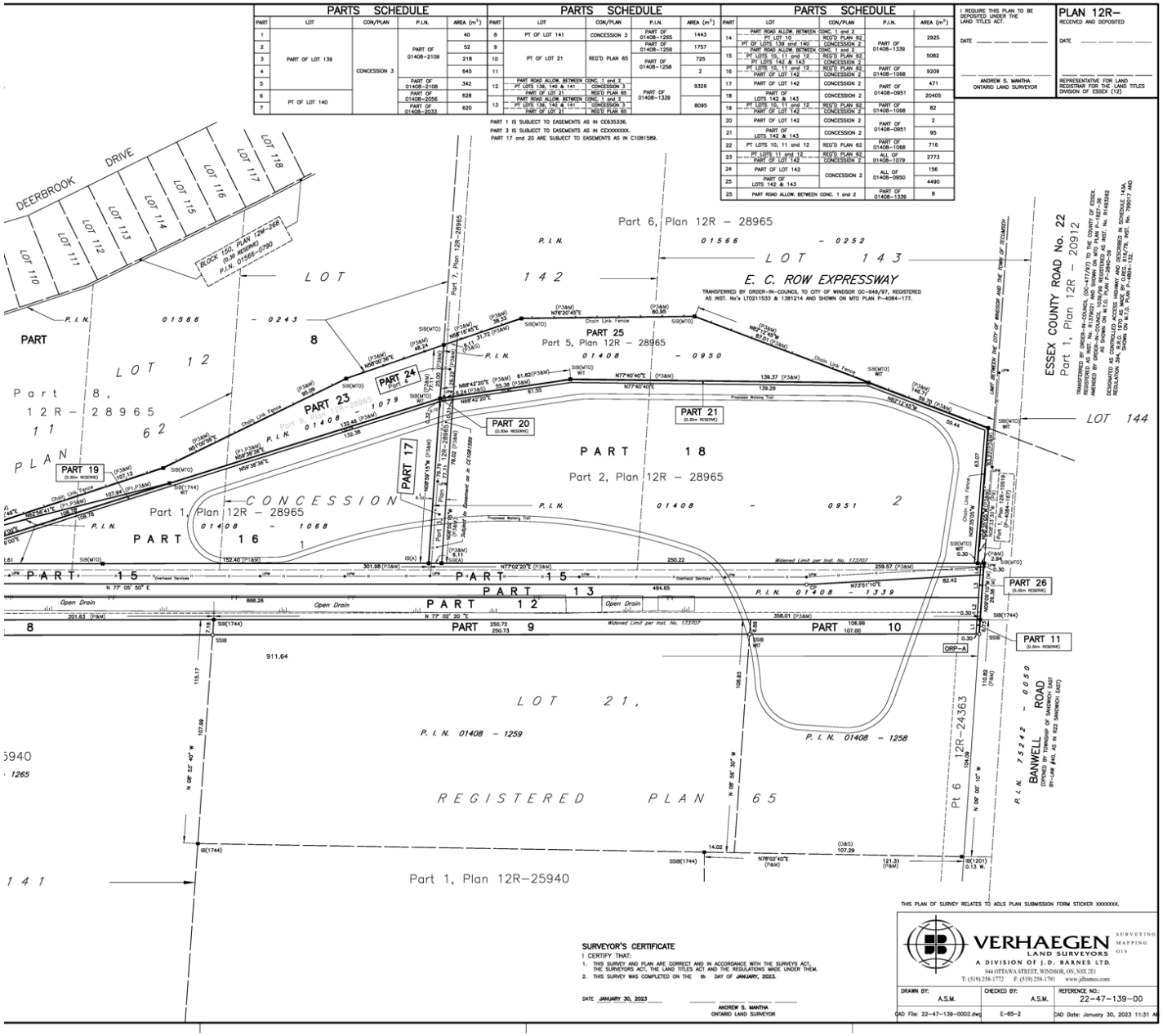
PROPOSED CLOSURE OF E.C. ROW AVENUE EAST

Kirk Tamm, Manager of Geomatics

SCALE: 1:5000	DATE: AUGUST 2022	REVISED: —	DWG. NO.
DWN BY: G.P.	CHKD BY: PJU / M.M.	REVISION NO.: —	CC-1819

APPENDIX "B"
Draft Reference Plan




PARTS SCHEDULE
PART | LOT | CON/PLAN | P.I.N. | AREA (m²)
1 | PART OF LOT 139 | CONCESSION 3 | PART OF 01408-2109 | 40
2 | | | | 52
3 | | | | 218
4 | | | | 645
5 | | | PART OF 01408-2108 | 342
6 | PT OF LOT 140 | | PART OF 01408-2056 | 628
7 | | | PART OF 01408-2033 | 620
8 | PT OF LOT 141 | CONCESSION 3 | PART OF 01408-1265 | 1443
9 | PT OF LOT 21 | REG'D PLAN 65 | PART OF 01408-1258 | 1757
10 | | | | 725
11 | | | PART OF 01408-1258 | 2
12 | PART ROAD ALLOW. BETWEEN CONC. 1 and 2 PT LOTS 136, 140 & 141 | CONCESSION 3 | PART OF 01408-1339 | 9326
13 | PART OF LOT 21 | REG'D PLAN 65 | | 8095
PART ROAD ALLOW. BETWEEN CONC. 1 and 2 PT LOTS 136, 140 & 141 | CONCESSION 3
PART OF LOT 21 | REG'D PLAN 65
14 | PART ROAD ALLOW. BETWEEN CONC. 1 and 2 PT LOT 10 | REG'D PLAN 62 | PART OF 01408-1339 | 2925
PT OF LOTS 139 and 140 | CONCESSION 2
15 | PART ROAD ALLOW. BETWEEN CONC. 1 and 2 PT LOTS 10, 11 and 12 | REG'D PLAN 62 | | 5082
PT LOTS 142 & 143 | CONCESSION 2
16 | PT LOTS 10, 11 and 12 | REG'D PLAN 62 | PART OF 01408-1068 | 9209
PART OF LOT 142 | CONCESSION 2
17 | PART OF LOT 142 | CONCESSION 2 | PART OF 01408-0951 | 471
18 | PART OF LOTS 142 & 143 | CONCESSION 2 | | 20405
19 | PT LOTS 10, 11 and 12 | REG'D PLAN 62 | PART OF 01408-1068 | 82
PART OF LOT 142 | CONCESSION 2
20 | PART OF LOT 142 | CONCESSION 2 | PART OF 01408-0951 | 2
21 | PART OF LOTS 142 & 143 | CONCESSION 2 | | 95
22 | PT LOTS 10, 11 and 12 | REG'D PLAN 62 | PART OF 01408-1068 | 716
23 | PT LOTS 11 and 12 | REG'D PLAN 62 | ALL OF 01408-1079 | 2773
PART OF LOT 142 | CONCESSION 2
24 | PART OF LOT 142 | CONCESSION 2 | ALL OF 01408-0950 | 156
25 | PART OF LOTS 142 & 143 | | | 4490
PART ROAD ALLOW. BETWEEN CONC. 1 and 2 | | PART OF 01408-1339 | 8
PART 1 IS SUBJECT TO EASEMENTS AS IN CE635336.
PART 3 IS SUBJECT TO EASEMENTS AS IN CEXXXXXXX.
PART 17 and 20 ARE SUBJECT TO EASEMENTS AS IN C1081589.
I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR
PLAN 12R–
RECEIVED AND DEPOSITED
DATE
REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF ESSEX (12)
DEERBROOK DRIVE
LOT 110
LOT 111
LOT 112
LOT 113
LOT 114
LOT 115
LOT 116
LOT 117
LOT 118
BLOCK 150, PLAN 12M–568
(0.30 RESERVE)
P.I.N. 01566-0790
Part 6, Plan 12R – 28965
P. I. N. 01566 - 0252
LOT 143
E. C. ROW EXPRESSWAY
TRANSFERRED BY ORDER-IN-COUNCIL TO CITY OF WINDSOR OC-646/97, REGISTERED AS INST. No's LT0211533 & 1381214 AND SHOWN ON MTO PLAN P-4084-177.
LOT 142
P. I. N. 01566 - 0243
PART 8
LOT 12
Part 8, 12R – 28965
PLAN 11 62
PART 24
PART 23
PART 25
Part 5, Plan 12R – 28965
P. I. N. 01408 - 0950
PART 20
PART 21
PART 18
Part 2, Plan 12R – 28965
PART 19
PART 17
CONCESSION
Part 1, Plan 12R – 28965
P. I. N. 01408 - 0951 2
P. I. N. 01408 - 1068
PART 16
PART 15
PART 13
PART 12
PART 9
PART 10
PART 11
PART 26
ESSEX COUNTY ROAD No. 22
Part 1, Plan 12R – 20912
LOT 144
LIMIT BETWEEN THE CITY OF WINDSOR AND THE TOWN OF TECUMSEH
Open Drain
Overhead Services
Chain Link Fence
Proposed Walking Trail
Widened Limit per Inst. No. 173707
P. I. N. 01408 - 1339
P. I. N. 01408 - 1259
P. I. N. 01408 - 1258
LOT 21,
REGISTERED PLAN 65
Pt 6 12R–24363
P. I. N. 75242 - 0050
BANWELL ROAD
(OPENED BY CITY OF WINDSOR BY-LAW #40, AS IN R22 SANDWICH EAST)
911.64
Part 1, Plan 12R–25940
LOT 141
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM STICKER XXXXXXX.
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THIS SURVEY WAS COMPLETED ON THE 1th DAY OF JANUARY, 2023.
DATE JANUARY 30, 2023
ANDREW S. MANTHA
ONTARIO LAND SURVEYOR
VERHAEGEN LAND SURVEYORS
SURVEYING MAPPING GIS
A DIVISION OF J.D. BARNES LTD.
944 OTTAWA STREET, WINDSOR, ON, N8X 2E1
T: (519) 258-1772 F: (519) 258-1791 www.jdbarnes.com
DRAWN BY: A.S.M.
CHECKED BY: A.S.M.
REFERENCE NO.: 22-47-139-00
CAD File: 22-47-139-0002.dwg
E-65-2
CAD Date: January 30, 2023 11:31 AM