

DRAFT PLAN OF SUBDIVISION
OF PART OF
PART OF LOTS 96 & 97, CONCESSION 1,
GEOGRAPHIC TOWNSHIP OF SANDWICH EAST
NOW IN THE
CITY OF WINDSOR
COUNTY OF ESSEX, ONTARIO

- ADDITIONAL INFORMATION IN ACCORDANCE WITH SECTION 51(17) OF THE PLANNING ACT
- A) BOUNDARIES OF THE LANDS PROPOSED TO BE SUBDIVIDED: AS SHOWN ON DRAFT PLAN
B) HIGHWAYS: AS SHOWN ON DRAFT PLAN
C) KEY PLAN: AS SHOWN ON DRAFT PLAN
D) PROPOSED USES: THE LAND IS TO BE USED ACCORDING TO SCHEDULE OF LAND USE
E) EXISTING USES OF ADJOINING LAND: AS SHOWN ON DRAFT PLAN
F) APPROXIMATE DIMENSIONS AND LAYOUT THE PROPOSED LOTS: AS SHOWN ON DRAFT PLAN
F1) AFFORDABLE HOUSING: NONE PROPOSED
- G) NATURAL AND ARTIFICIAL FEATURES: AS SHOWN ON DRAFT PLAN
H) AVAILABILITY AND NATURE OF DOMESTIC WATER SUPPLIES: MUNICIPAL WATER SUPPLY AVAILABLE
I) SOIL TYPE: BROOKSTON CLAY LOAM
POROSITY: POOR
J) EXISTING CONTOURS: AS SHOWN ON DRAFT PLAN
K) MUNICIPAL SERVICES AVAILABLE OR TO BE AVAILABLE: ALL MUNICIPAL SERVICES AVAILABLE, INCLUDING SANITARY SERVICES
L) RESTRICTIONS AFFECTING THE LAND: AS SHOWN

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


ONTARIO LAND SURVEYOR
ANDREW MANTHA, OLS
VERHAEGEN LAND SURVEYORS

Oct 01, 2026
DATE

OWNER'S CERTIFICATE
I AUTHORIZE BAIRD AE INC. & PILLON ABBS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.


I HAVE THE AUTHORITY TO BIND THE CORPORATION
PAWAN KHICHI,
14493559 CANADA INC.

Oct 01, 2026
DATE

BAIRD | AE
architecture + engineering

info@bairdae.ca
www.bairdae.ca
Local 519-326-6161
Toll Free 1-844-942-9188

PARTNER / CONSULTANTS

REVISIONS

Date	Revision
MAY 12, 2026	REVISED LOT LAYOUT
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DATE: AUG 01, 2025
SCALE: 1:500
DRAWN BY: J.H. ☒ PRELIMINARY
CHECKED BY: B.P. ☐ CONSTRUCTION
APPROVED BY: B.P. ☐ RECORD

PROJECT TITLE
RICHMOND & ST. LUKE SUBDIVISION

0 RICHMOND STREET, CITY OF WINDSOR, ON

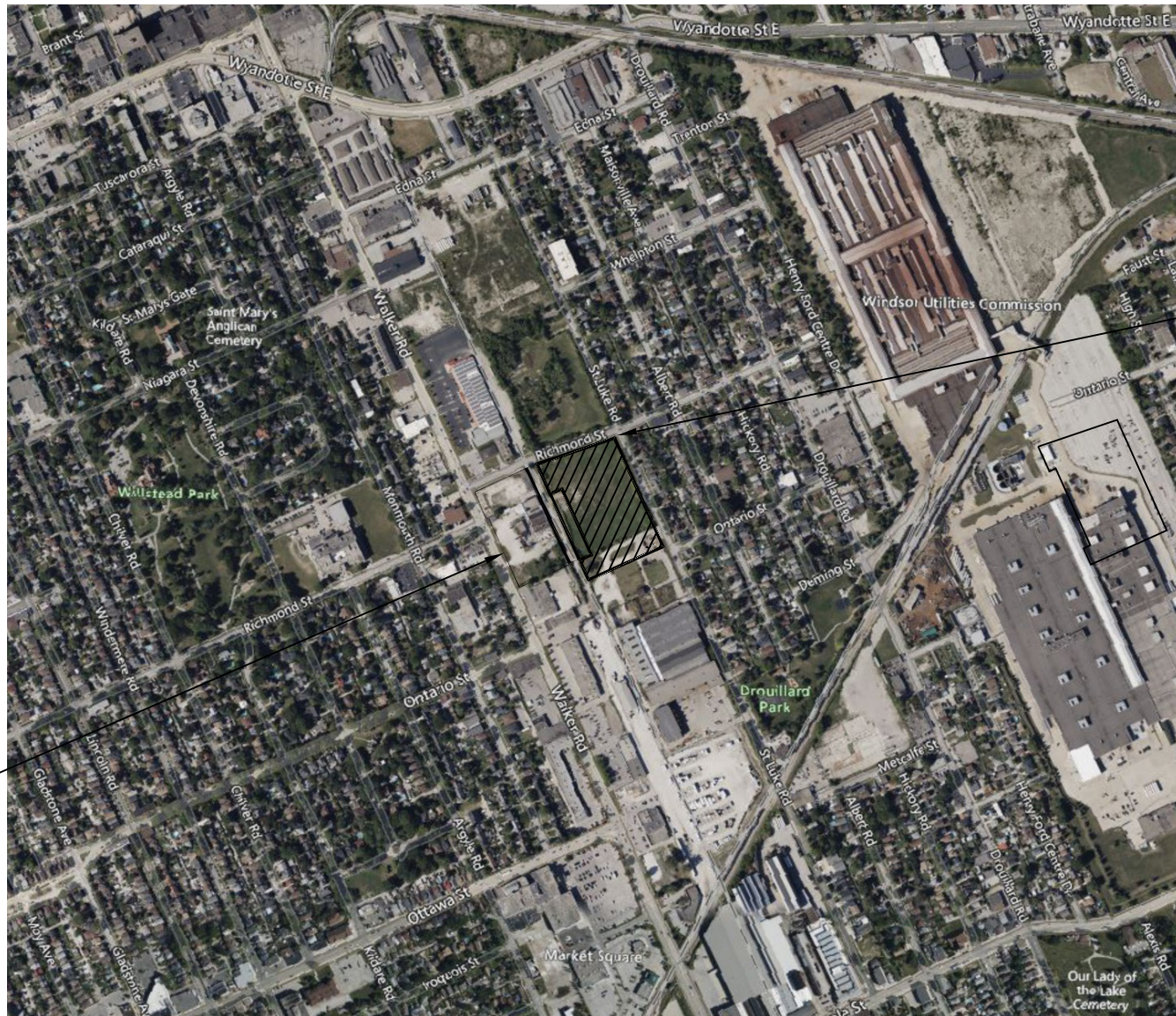
SHEET TITLE
DRAFT PLAN OF SUBDIVISION

JOB NUMBER
22-070

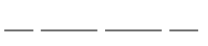
01



SCHEDULE OF LAND USE				
BLOCKS	LAND USE	UNITS	AREA (m ²)	PERCENTAGE AREA
1	CORNER CUT-OFF	0	10.52	0.21%
2 - 13	SEMI-DETACHED RESIDENTIAL	24	5,024.29	23.27
14 - 20, 23 -27	TOWNHOUSE (4-UNIT) RESIDENTIAL	48	10,383.99	48.09
22	TOWNHOUSE (3-UNIT) RESIDENTIAL	3	672.00	3.11
21	STORMWATER MANAGEMENT	0	1,637.26	7.58
28, 29, 30	ROAD RESERVES	0	22.00	0.10%
	STREET A	0	3,855.02	17.85%
TOTAL		75	21,594.56	100.00



KEY PLAN
SCALE = 1:10,000

LEGEND			
PROPOSED PROPERTY LINES		ELEVATION CONTOURS	
FUTURE LOT LINES (SUBJECT TO PAR LOT CONTROL)		EXISTING PROPERTY LINES	
EXISTING BUILDING		PROPOSED LOT WIDTHS (WHEN NOT PARALLEL SIDE LOT LINES)	

DISCLAIMER:
THIS DRAFTING IS PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. THE DRAFTING IS THE PROPERTY OF BAIRD & ASSOCIATES ARCHITECTS. THE DRAFTING FIRM ACCEPTS NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAFTING. THE DRAFTING FIRM IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PREPARED FOR THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE DRAFTING FIRM. THE DRAFTING FIRM IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PREPARED FOR THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE DRAFTING FIRM. THE DRAFTING FIRM IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PREPARED FOR THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE DRAFTING FIRM.