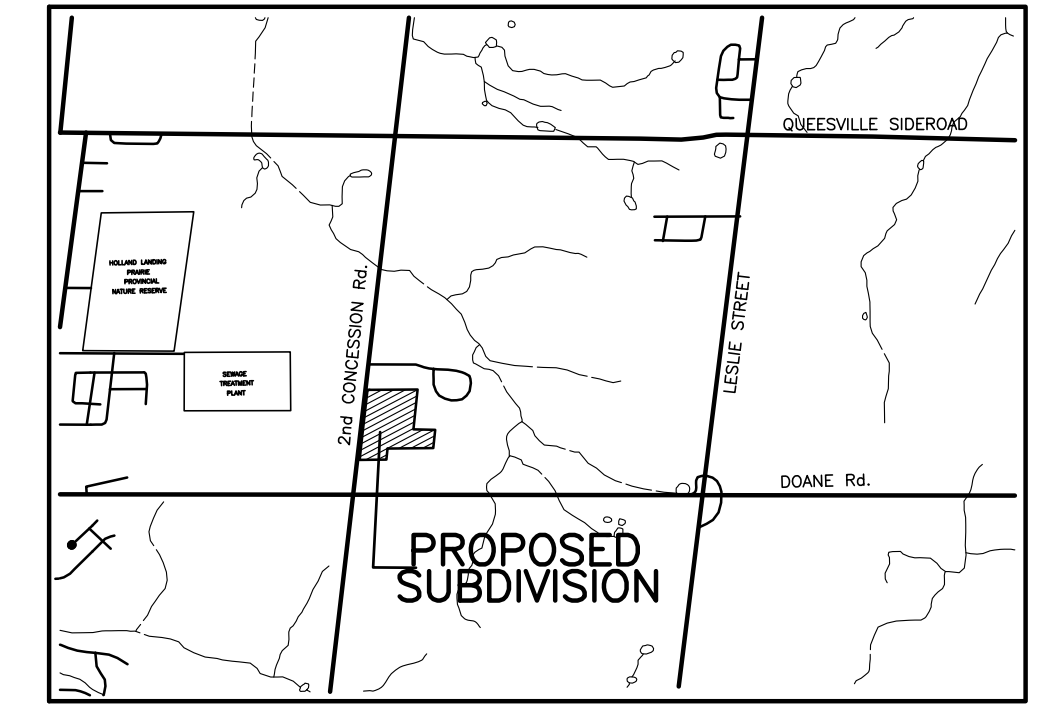


DRAFT PLAN OF SUBDIVISION PART OF LOTS 16 and 17, CONCESSION 2 (GEOGRAPHIC TOWNSHIP OF EAST GWILLIMBURY) TOWN OF EAST GWILLIMBURY REGIONAL MUNICIPALITY OF YORK

DRAFT PLAN T-



KEY PLAN

SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

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

DATE April 16, 2022

DAN DZALDOV
SCHAEFFER DZALDOV BENNETT LTD.

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF EAST GWILLIMBURY FOR APPROVAL.

OWNER

QUEENSVILLE PROPERTIES
DEVELOPMENT CORPORATION

C/O DG GROUP
30 FLORAL PARKWAY, SUITE 300
CONCORD, ONTARIO
L4K 4R1

ROBERT DE GASPERIS
A.S.O.

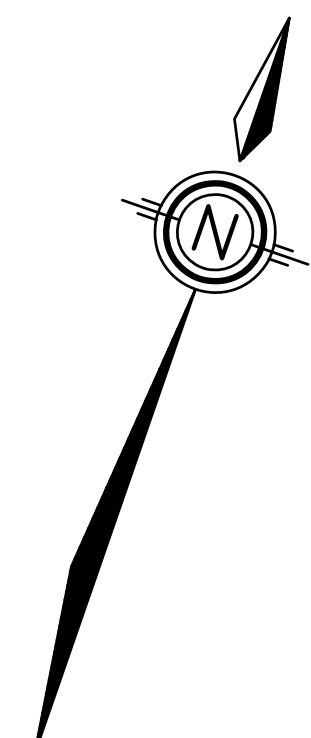
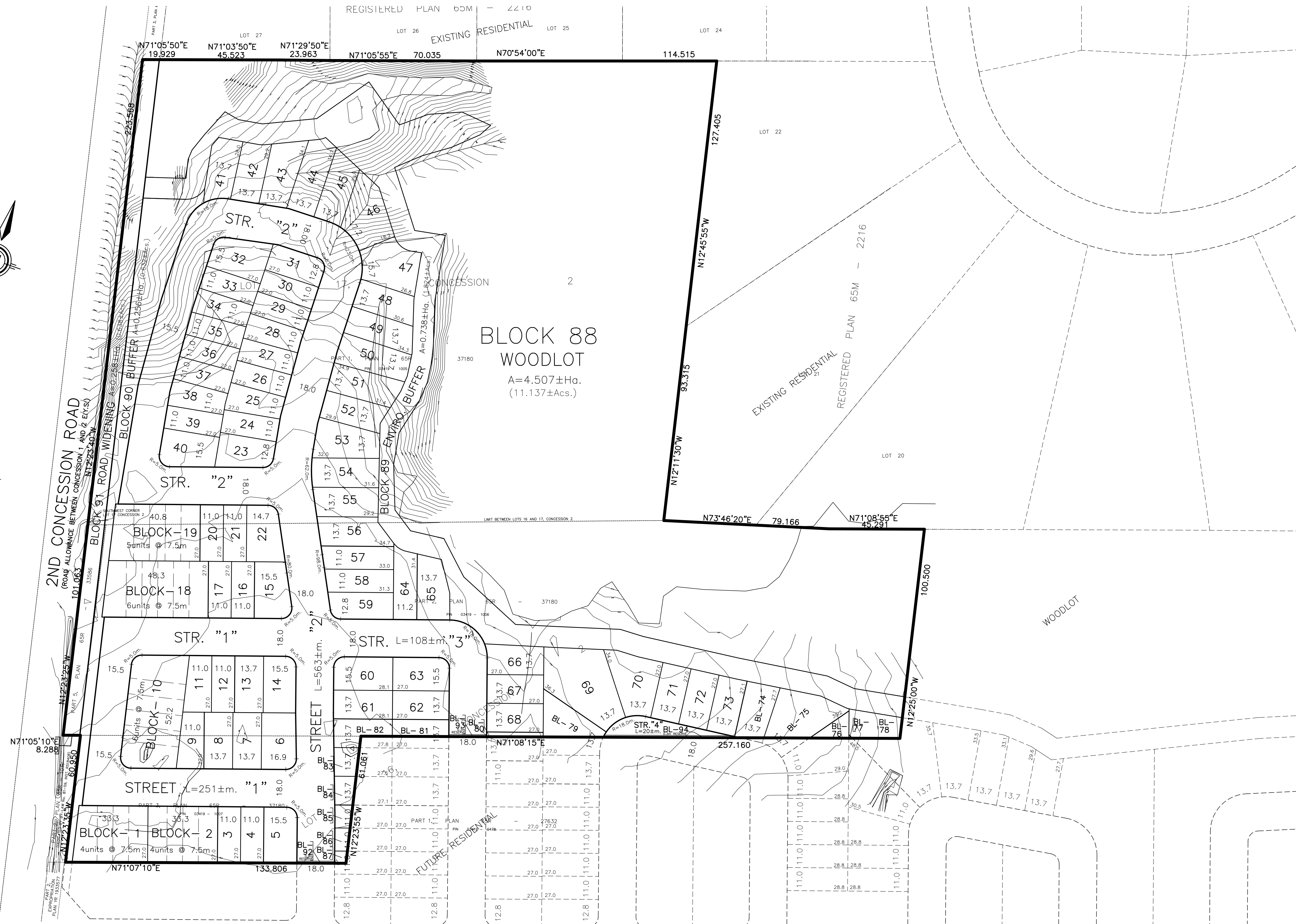
SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 10.924±Ha. (26.994±Acres)

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Acres.
LOTS 5-8, 13-15, 32, 40-56, 60-63, and 65-73 MIN. LOT FRONTAGE= 13.7m. MIN. LOT AREA= 375.0sqm. plus BLOCKS 74, 75 and 78-84		38	38	1.692	4.181
LOTS 3, 4, 9, 11, 12, 16, 17, 20-31, 33-39, 57-59 and 64 MIN. LOT FRONTAGE= 11.0m. MIN. LOT AREA= 297.0sqm. plus BLOCKS 76, 77 and 85-87		9	30	4.5 *	0.256 0.633
STREET TOWNHOUSE DWELLINGS					
BLOCKS 1, 2, 10, 18 and 19 MIN. LOT FRONTAGE= 7.5m.	5	25	0.574	1.418	
SUBTOTAL	19	69	101.0 *	3.516	8.688
BLOCK 88 - WOODLOT	1		4.507	11.137	
BLOCK 89 - MIN. 10m ENVIRONMENTAL BUFFER	1		0.738	1.824	
BLOCK 90 - BUFFER	1		0.256	0.632	
BLOCK 91 - ROAD WIDENING	1		0.258	0.638	
BLOCKS 92-94 - 0.3m RESERVE	3		0.003	0.007	
STREETS			1.646	4.067	
18.0m WIDE TOTAL LENGTH= 738.6m AREA= 1.328Ha.					
15.5m WIDE TOTAL LENGTH= 206.6m AREA= 0.320Ha.					
TOTAL	26	69	101.0 *	10.924	26.994

- NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM
- NOTE - 0.3m. RESERVE LINE WORK HAS BEEN EXAGGERATED FOR VISIBILITY
- NOTE - * SUBJECT TO FINAL CALCULATION

PROJECT No. P-2655
SCALE 1:1000 JANUARY 12, 2023
(2655DES14) X-REF: (2655MAS1 & 2655TOPO1)
KLM DWG. No. - 23:14
64 JARDIN DRIVE - UNIT 18, CONCORD, ONTARIO L4K 3P3
PLANNING PARTNERS INC. TEL: (905) 669-4055 FAX: (905) 669-0097 design@klmpartners.com
Planning • Design • Development



AGRICULTURAL