



# DRAFT PLAN OF SUBDIVISION

Part of Lot 101, Concession 1, East of Yonge Street  
Geographic Township of East Gwillimbury,  
Town of East Gwillimbury,  
Regional Municipality of York

## KEY PLAN



## SCHEDULE OF LAND USE

Lot/Block	Land Use	Units	Area(ha)
Lots 1-119	Single Detached min. 13.7m (45')	36	5.28
	Single Detached min. 12.8m (42')	35	
	Single Detached min. 11.0m (36')	48	
Blocks 120-142	Townhouses min. 6.1m (20')	131	2.74
Block 143	Mixed Use		3.10
Block 144	Elementary School		2.43
Block 145	Park - Tableland		0.84
	Park - 30m Buffer		0.35
Blocks 146-147	Storm Water Management Facilities		1.76
Block 148	Natural Heritage System		14.24
Block 149	6.0m Walkway		0.02
Blocks 150-151	Servicing Blocks		0.13
Blocks 152-154	Future Development		3.09
Block 155	Future Road		0.30
Blocks 156	Road Widening		0.08
Street A - C	20.0m Right of Way - 1,265m		5.29
Streets D - K	18.0m Right of Way - 1,260m		
Streets I	15.5m Right of Way - 140m		
<b>TOTAL</b>		<b>250</b>	<b>39.65</b>

## SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

*Malone Given Parsons Ltd.*  
**MALONE GIVEN PARSONS LTD.**, O.L.S.  
 142 Commerce Park Drive, Unit V  
 Barrie, ON, L4N 8W8  
 Tel.: 705-739-6770  
 Date: SEPTEMBER 16, 2020

## OWNER'S AUTHORIZATION

I hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the Town of East Gwillimbury.

*Malone Given Parsons Ltd.*  
**MALONE GIVEN PARSONS LTD.**  
 Date: SEPTEMBER 16, 2020

## ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13(R.S.O. 1990).

- (a),(e),(f),(g),(j),(l) - As shown of the Draft Plan.
- (b),(c) - As shown on the Draft and Key Plan.
- (d) - Land to be used in accordance with the Schedule of Land Use.
- (i) - Soil is clay loam.
- (h),(k) - Full municipal services to be provided.

Prepared For:  
WELLAND LAND DEVELOPMENT INC.

MGP File: 18-2674  
Date: Jan 10, 2022

Date	Revision	By
Jan 25/22	Issued for 2nd Submission	