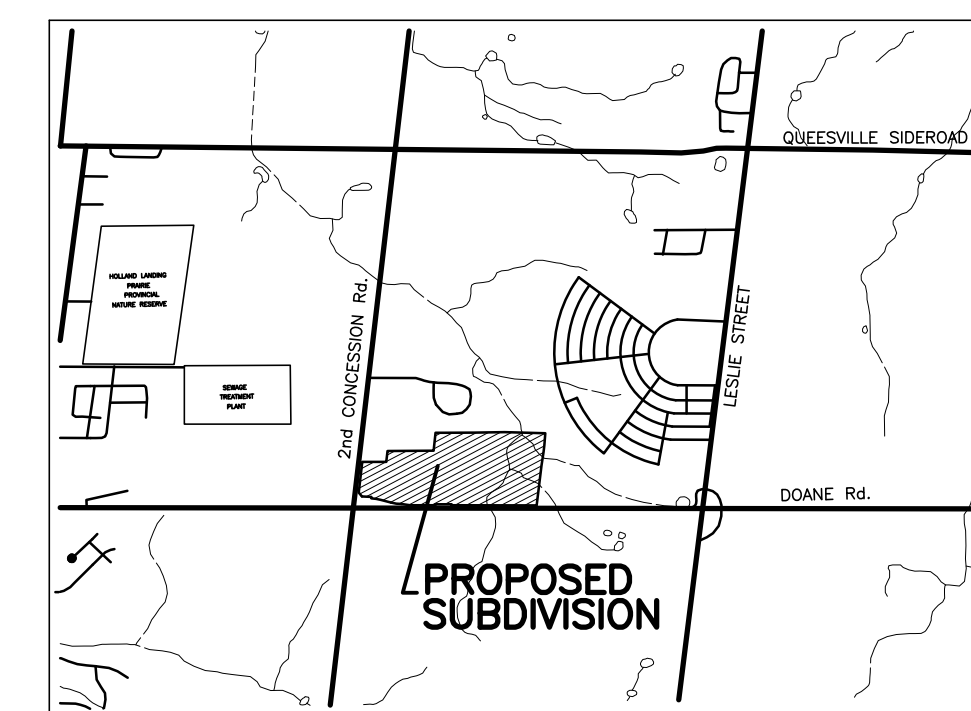


# DRAFT PLAN OF SUBDIVISION PART OF THE WEST HALF OF LOT 16, CONCESSION 2 (GEOGRAPHIC TOWNSHIP OF EAST GWILLIMBURY) TOWN OF EAST GWILLIMBURY THE REGIONAL MUNICIPALITY OF YORK

SCALE 1:2000

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 - DECEMBER 8, 2022

GARY B. VANDERVEEN  
ONTARIO LAND SURVEYORS

## 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 = 30.563±Ha. (75.523±Ac.)

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Ac.
LOTS 107-121, 128-133, 176-181 and 187-191 MIN. LOT FRONTAGE: 15.3m. MIN. LOT AREA: 413.0sq.m. plus BLOCKS 243-245 and 248	4	34	2	0.156	0.385
LOTS 7-12, 14, 20-24, 49-52, 62-65, 75, 77-79, 88, 105-108, 127, 134, 140-141, 154-161, 167, 170-175, 182-186, 195-202, 208-213 and 219-221 MIN. LOT FRONTAGE: 13.7m. MIN. LOT AREA: 370.0sq.m. plus BLOCKS 234-242 and 246-247	11	68	5.5	0.271	0.689
LOTS 1-6, 13, 15-19, 42-48, 53-61, 66-67, 69-74, 76, 80-87, 90-95, 99-104, 122-126, 135-139, 142-153, 162-166, 168-169, 194, 203-207, 214-218 and 222-228 MIN. LOT FRONTAGE: 11.6m. MIN. LOT AREA: 313.0sq.m.	104	104	3.844	9.004	
LOTS 229-230 MIN. LOT FRONTAGE: 11.0m. MIN. LOT AREA: 297.0sq.m. plus BLOCKS 231-233	3	2	1.5	0.070	0.173
<b>STREET TOWNHOUSE DWELLINGS</b> BLOCKS 32-35, 68, 88, and 96-98 MIN. LOT FRONTAGE: 7.3m.	9	61	1.501	3.709	
<b>LANEWAY TOWNHOUSE DWELLINGS</b> BLOCKS 25-31 and 36-41 MIN. LOT FRONTAGE: 6.0m.	13	73	1.682	4.156	
<b>SUBTOTAL</b>	40	208	351	12.602	31.140
<b>BLOCK 249</b> - PARK	1			0.624	1.542
<b>BLOCK 250</b> - WOODLOT	1			7.913	19.553
<b>BLOCK 251</b> - STORMWATER MANAGEMENT	1			2.150	5.313
<b>BLOCK 252</b> - MIN. 10m ENVIRONMENTAL BUFFER	1			0.633	1.564
<b>BLOCK 253</b> - MAINTENANCE ACCESS	1			0.044	0.110
<b>BLOCKS 254-258</b> - BUFFER	5			0.092	0.227
<b>BLOCKS 259-261</b> - ROAD WIDENING	3			0.398	0.982
<b>BLOCK 262</b> - 0.3m RESERVE	1			0.001	0.003
<b>BLOCK 263</b> - VALLEYLAND	1			0.263	0.651
<b>STREETS</b> 22.0m WIDE TOTAL LENGTH: 1833m. AREA: 0.4029Ha. 18.0m WIDE TOTAL LENGTH: 2684m. AREA: 4.8304Ha. 15.5m WIDE TOTAL LENGTH: 2284m. AREA: 3.5008Ha. 8.5m WIDE TOTAL LENGTH: 3052m. AREA: 0.2556Ha. TOTAL LENGTH: 3355m. AREA: 5.8454Ha.				5.845	14.438
<b>TOTAL</b>	55	208	351	30.563	75.523

NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM  
NOTE - 0.3m. REFERRED LINE WORK HAS BEEN EXAGGERATED FOR VISIBILITY

PROJECT No. P-3301  
SCALE 1:2000 DEC 7, 2022  
(3301DES10) X-REF: (3301MAS & 3301TOPO)

**KLM DWG. No. - 22:1**  
PLANNING PARTNERS INC. 54 JARDIN DRIVE - UNIT 1B, CONCORD, ONTARIO L4K 3P3  
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Planning • Design • Development

