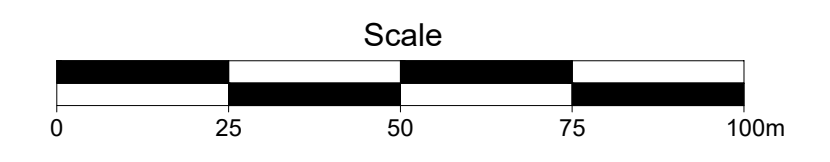


DRAFT PLAN OF SUBDIVISION

Part of Lot 33, Concession 6,
Township of Uxbridge,
(formerly in the County of Ontario)
Regional Municipality of Durham



LEGEND
[Red outline] SUBJECT LANDS (135,746.80m² / 13.575ha)

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

MAY 16 2024
DATE 2001976 ONTARIO LIMITED

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

MAY 16 2024
DATE DAVE COMERY, O.L.S.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- a) SHOWN ON PLAN
- b) SHOWN ON PLAN
- c) SEE KEY PLAN
- d) RESIDENTIAL
- e) SHOWN ON PLAN
- f) SHOWN ON PLAN
- g) SHOWN ON PLAN
- h) MUNICIPAL WATER
- i) SILTY SAND, GLACIAL TILL AND/OR CLAYEY SILT
- j) SHOWN ON PLAN
- k) MUNICIPAL WATER & SEWAGE
- l) NONE

LAND USE STATISTICS			
Land Use	Lot / Blk. No.	Units	Area (ha)
Residential Single Lot (10.97m / 36')	1 - 55, 59 - 82, 88 - 100, 105 - 127, 130 - 148	134	4.691
Residential Single Lot (14.02m / 46')	56 - 58, 83 - 87, 101 - 104, 128 - 129, 149	15	0.792
Residential Single Lot - Rear Lane (10.97m / 36')	150 - 154	5	0.226
Residential Townhouses (6.30m / 20.76')	155 - 167	82	1.782
Open Space	168 - 169		0.826
3.00m Walkways	170 - 171		0.034
S.W.M. Pond	172		0.794
Environmental Protection	173		0.862
0.3m Reserves	174 - 175		0.005
Future Road Connection	176		0.050
Roads			3.513
TOTAL	176	236	13.575

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7
tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: May 13, 2024 Drawn By: A.S.
File: 21 - 1241 Checked: K.B.