

Proponent's Original Proposed Draft Plan of Subdivision

DRAFT PLAN OF SUBDIVISION OF
PART OF BLOCK F
REGISTERED PLAN M-1148 AND
PART OF LOT 28, CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF WHITBY)
TOWN OF WHITBY
REGIONAL MUNICIPALITY OF DURHAM
SCALE 1: 500

David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LAND USE SCHEDULE

LAND USE	LOT	FRONTAGE	AREA (M ²)	AREA (A ²)
RESIDENTIAL - SINGLE DETACHED	1	11.08	0.243	0.107
RESIDENTIAL - SEM-DETACHED	2	12.86	0.053	0.132
RESIDENTIAL - SEM-DETACHED	3	12.86	0.050	0.136
RESIDENTIAL - SEM-DETACHED	4	12.80	0.056	0.138
RESIDENTIAL - SEM-DETACHED	5	13.80	0.066	0.158
RESIDENTIAL - SEM-DETACHED	6	13.40	0.056	0.144
RESIDENTIAL - SEM-DETACHED	7	13.40	0.056	0.144
RESIDENTIAL - SEM-DETACHED	8	12.80	0.056	0.138
RESIDENTIAL - SEM-DETACHED	9	12.80	0.056	0.138
RESIDENTIAL - SEM-DETACHED	10	13.40	0.056	0.144
RESIDENTIAL - SEM-DETACHED	11	13.40	0.056	0.144
RESIDENTIAL - SEM-DETACHED	12	13.40	0.056	0.144
RESIDENTIAL - SEM-DETACHED	13	13.40	0.056	0.144
RESIDENTIAL - SEM-DETACHED	14	13.40	0.056	0.144
RESIDENTIAL - SEM-DETACHED	15	13.46	0.056	0.143
RESIDENTIAL - SEM-DETACHED	16	14.80	0.057	0.157
RESIDENTIAL - SEM-DETACHED	17	13.24	0.042	0.104
RESIDENTIAL - SEM-DETACHED	18	13.48	0.042	0.104
RESIDENTIAL - SINGLE DETACHED	19	12.50	0.054	0.084
RESIDENTIAL - SEM-DETACHED	20	12.86	0.036	0.084
RESIDENTIAL - SEM-DETACHED	21	12.49	0.042	0.104

LAND USE SCHEDULE (CONTINUED)

LAND USE	LOT	FRONTAGE	AREA (M ²)	AREA (A ²)
RESIDENTIAL - SEM-DETACHED	22	12.20	0.043	0.105
RESIDENTIAL - SEM-DETACHED	23	12.20	0.043	0.105
RESIDENTIAL - SEM-DETACHED	24	12.20	0.043	0.105
RESIDENTIAL - SEM-DETACHED	25	12.20	0.043	0.105
RESIDENTIAL - SEM-DETACHED	26	12.20	0.043	0.105
RESIDENTIAL - SEM-DETACHED	27	12.20	0.043	0.105
RESIDENTIAL - SEM-DETACHED	28	12.20	0.043	0.105
RESIDENTIAL - SEM-DETACHED	29	12.20	0.043	0.105
RESIDENTIAL - SEM-DETACHED	30	12.20	0.043	0.105
RESIDENTIAL - SEM-DETACHED	31	12.20	0.043	0.105
RESIDENTIAL - SEM-DETACHED	32	12.20	0.043	0.105
RESIDENTIAL - SEM-DETACHED	33	12.20	0.043	0.105
RESIDENTIAL - SEM-DETACHED	34	12.20	0.043	0.105
RESIDENTIAL - SEM-DETACHED	35	12.25	0.043	0.107
RESIDENTIAL - SEM-DETACHED	36	12.27	0.045	0.111
RESIDENTIAL - SINGLE DETACHED	37	11.09	0.041	0.100
BLOCK 38 (RAILWAY)	N/A	N/A	0.040	0.099
STREET 'X'	N/A	N/A	0.472	1.167
TOTAL			2.888	3.644

ADDITIONAL INFORMATION
REQUIRED UNDER SECTION 9(1) OF THE PLANNING ACT (R.S.O. 1990 C.P.13)
INFORMATION REQUIRED UNDER CLASSES A, B, C, D, E, F, G, J AND L ARE SHOWN ON
FACE OF DRAFT PLAN AND ON THE KEY PLAN

- H MUNICIPAL PIPED WATER IS AVAILABLE ON ADJACENT STREETS
- I SLAY SALT - LOW FERTILITY
- K SANITARY AND STORM SEWERS, MUNICIPAL WATER AND PAVED ROADS

NOTE:
FRONTAGE CALCULATED AT A 1.5m SETBACK

CAUTION:
AREAS SUBJECT TO CHANGE UPON COMPLETION OF FINAL SURVEY

OWNER'S CERTIFICATE
OWNER - FRONTDOOR DEVELOPMENTS (PALMERSTON) INC.
I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.
DATE: OCTOBER 10, 2023

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 COMPLETELY SHOWN.
DATE: OCTOBER 10, 2023

Anthony Vaz - Ontario Land Surveyor

David B. Searles Surveying Ltd. 4255 Sheppard Avenue East, Suite 205, Scarborough, Ontario M1S 1Y1 Tel: (416) 272-8862 Fax: (416) 292-4410 Email: info@dsurveying.com	Client: Frontdoor Developments (Palmerston) Inc. Project: 21-3-22.DWG Drawing No: 21-3-22
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------