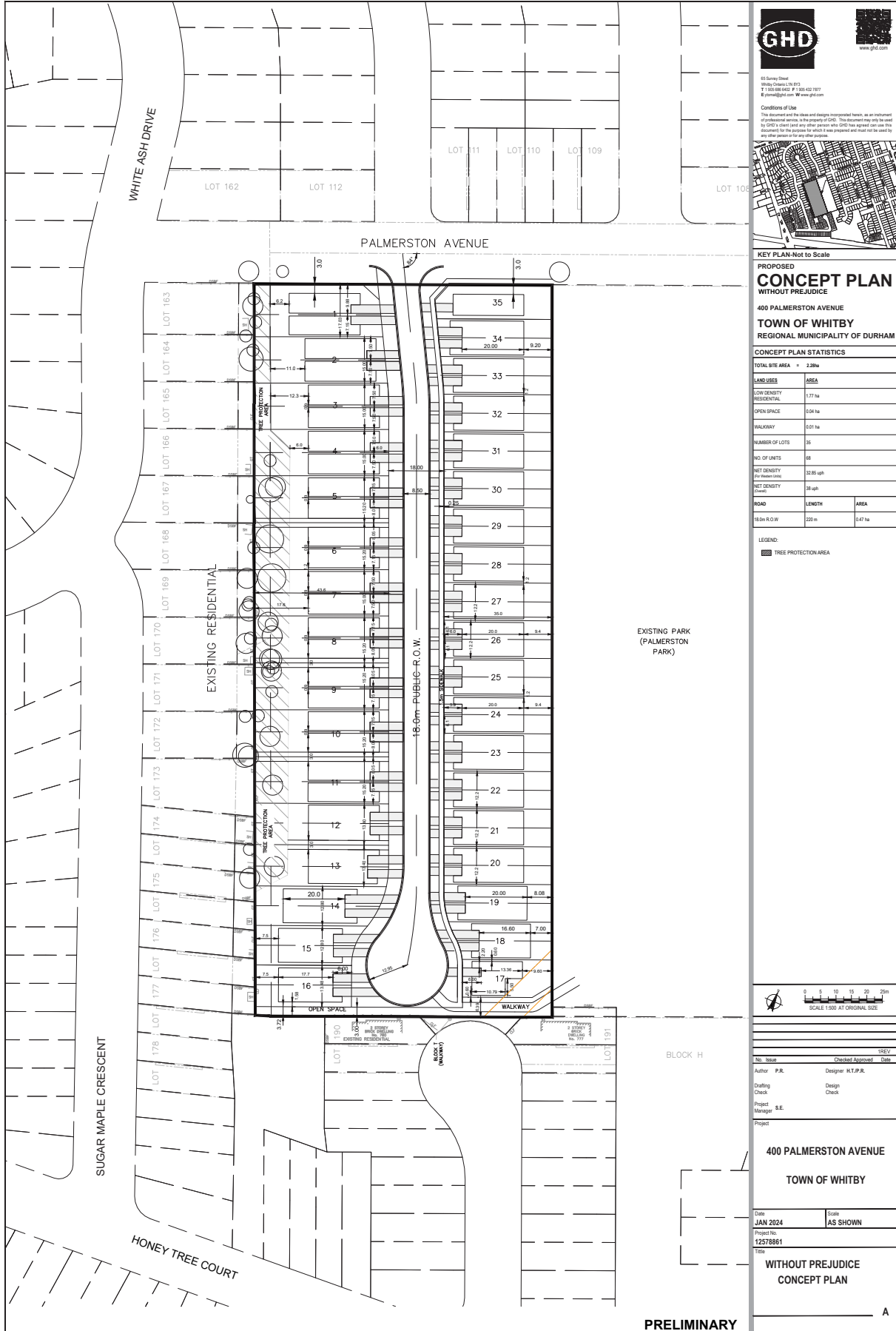


# Attachment #5 Proponent's Proposed Concept Plan

PDP 11-24



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KEY PLAN-Not to Scale

**PROPOSED  
CONCEPT PLAN  
WITHOUT PREJUDICE**  
400 PALMERSTON AVENUE  
TOWN OF WHITBY  
REGIONAL MUNICIPALITY OF DURHAM

**CONCEPT PLAN STATISTICS**

TOTAL SITE AREA	= 2.28ha	
<b>LAND USES</b>	<b>AREA</b>	
LOW DENSITY RESIDENTIAL	1.77 ha	
OPEN SPACE	0.04 ha	
WALKWAY	0.01 ha	
NUMBER OF LOTS	36	
NO. OF UNITS	88	
NET DENSITY (20 houses/lot)	32.85 uph	
NET DENSITY (36 units/lot)	38 uph	
<b>ROAD</b>	<b>LENGTH</b>	<b>AREA</b>
18.0m P.O.W.	225 m	0.47 ha

**LEGEND:**  
[Symbol] TREE PROTECTION AREA



No.	Issue	Checked	Approval	Date
1	Author: P.J.R.	Designer: M.T.P.R.		
2	Drafting	Design		
3	Check	Check		
4	Project Manager: S.E.			

**400 PALMERSTON AVENUE  
TOWN OF WHITBY**

Date: JAN 2024  
Scale: AS SHOWN  
Project No: 12578861

**WITHOUT PREJUDICE  
CONCEPT PLAN**

**PRELIMINARY**

A