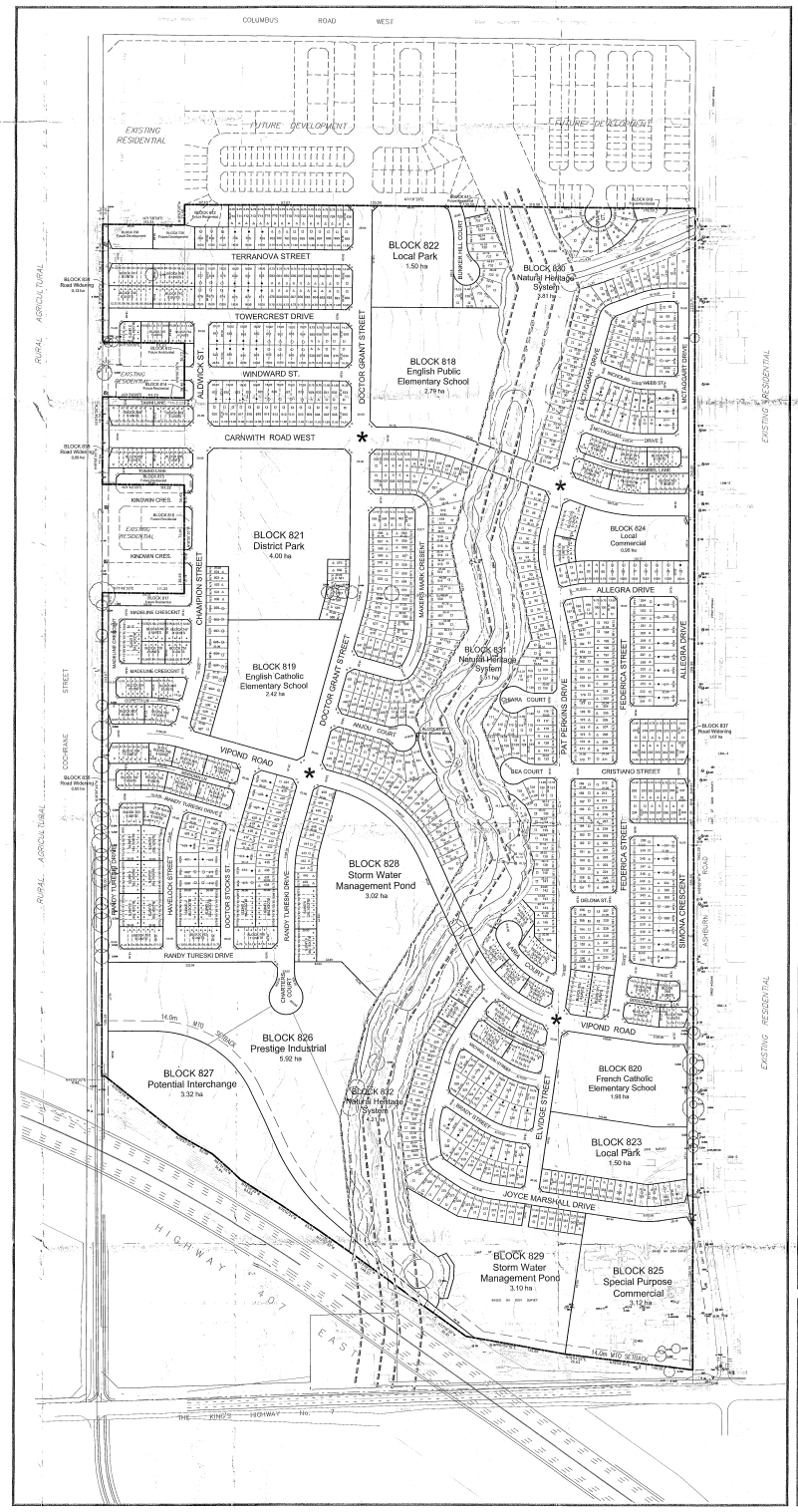
Attachment #2
Approved Draft Plan of Subdivision

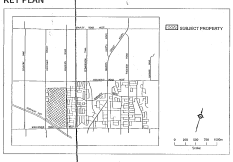
PDP 21-24



DRAFT PLAN OF SUBDIVISION
XXT-XXXXXX

Part Lots 27 and 28
Concession 6
(Geographic Township of Whitby)
Now in the
Town of Whitby
Regional Municipality of Durham

KEY PLAN



SCHEDULE OF LAND USE

Lot/Block	Land Use		Units	Area(ha)
Lots 1 - 737	▲ Single Detached min. 9.15m (30ft)		305	26.56
	▽ Single Detached min. 11.6m (38ft)		351	
	○ Semi Detached min. 7.6m (25ft)		126	
	● Semi Detached min. 9.15m (30ft)		122	
Blocks 738-738	Future Development			0.35
Blocks 739-775	▪ Street Townhouses min. 6.1m (20ft)		237	5.47
Blocks 776-806	▪ Laneway Townhouses min. 6.1m (20ft)		175	3.77
Block 816-817	Future Residential			8.64
Block 818-820	Elementary Schools			7.17
Block 821	District Park			4.00
Block 822-823	Local Parks			2.98
Block 824	Local Commercial			0.05
Block 825	Special Purpose Commercial			3.12
Block 826	Prestige Industrial			5.92
Block 827	Potential Future Interchange			3.32
Block 828-829	Storm Water Management Ponds			6.12
Block 830-832	Natural Heritage System			13.03
Block 833	Access Block			0.01
Block 834-837	Road Widenings			1.64
Public Roads	Street 'A'	30.0m ROW	804m	23.21
	Streets 'B' & 'C'	26.0m ROW	1,631m	
	Streets 'D' & 'E'	23.0m ROW	812m	
		20.0m ROW	2,798m	
	Streets '13'-'26'	18.0m ROW	4,000m	
		15.0m ROW	589m	
	Laneways 'V' to 'Z'	10.0m ROW	512m	
		6.5m ROW	845m	
Total			11,528m	1,278	111.99

LEGEND OF ENVIRONMENTAL LINES

WETLAND
WETLAND + 15m BUFFER
FLOOD LIMIT
FLOOD LIMIT + 6m BUFFER
LONG TERM STABLE TOP OF SLOPE AND SETBACK
MEANDER BELT / MEANDER BELT + 30M

NOTE:
* The property requirements adjacent to roundabouts will be determined through detailed engineering design and the adjacent lotting will be reflected on the final M-Plan.

OWNER'S AUTHORIZATION

We , East Valley Farms Ltd. hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the Town of Whitby.

East Valley Farms Ltd. — Date: 2020-01-30

We , Brooklin Development General Partner Ltd. Brooklin Development LP., hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the Town of Whitby.

Brooklin Development General Partner Ltd.
Brooklin Development LP. — Date: 2020-01-30

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.

FEB 7, 2020
Date

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 sands, silts, clay and silts.
(h),(k) - Full municipal services to be provided.

NOTE : Contours relate to Canadian Geodetic Datum.
Contour interval is 1m with .25m interpolated.

Date	Revision	By
04/02/20		GP
10/10/20		GP
29/10/20		GP
04/05/21		GP
04/07/21		GP

Scale: 1:2000

0 25 50 100 150 200m

Prepared For:
East Valley Farms Ltd.
Brooklin Development General Partner Ltd.
Brooklin Development LP.

MGP File: 18-2672

MGP Malone Given Parsons.
140 Renfrew Drive, Suite 201 | Markham, ON L3R 6B3
905 513 0170 | mgp.ca

Subject to the conditions set out in the letter dated 2021-07-19 and the red-lines revisions identified in the letter dated 2021-07-19 of the Planning File: 21-24, 20-T-A-9-19, 20-T-A-10-19 and 20-T-A-11-19.

Regan Hamilton, MCIP, RPP
Commissioner of Planning & Development
The Town of Whitby