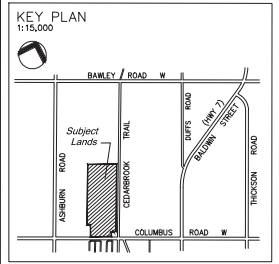
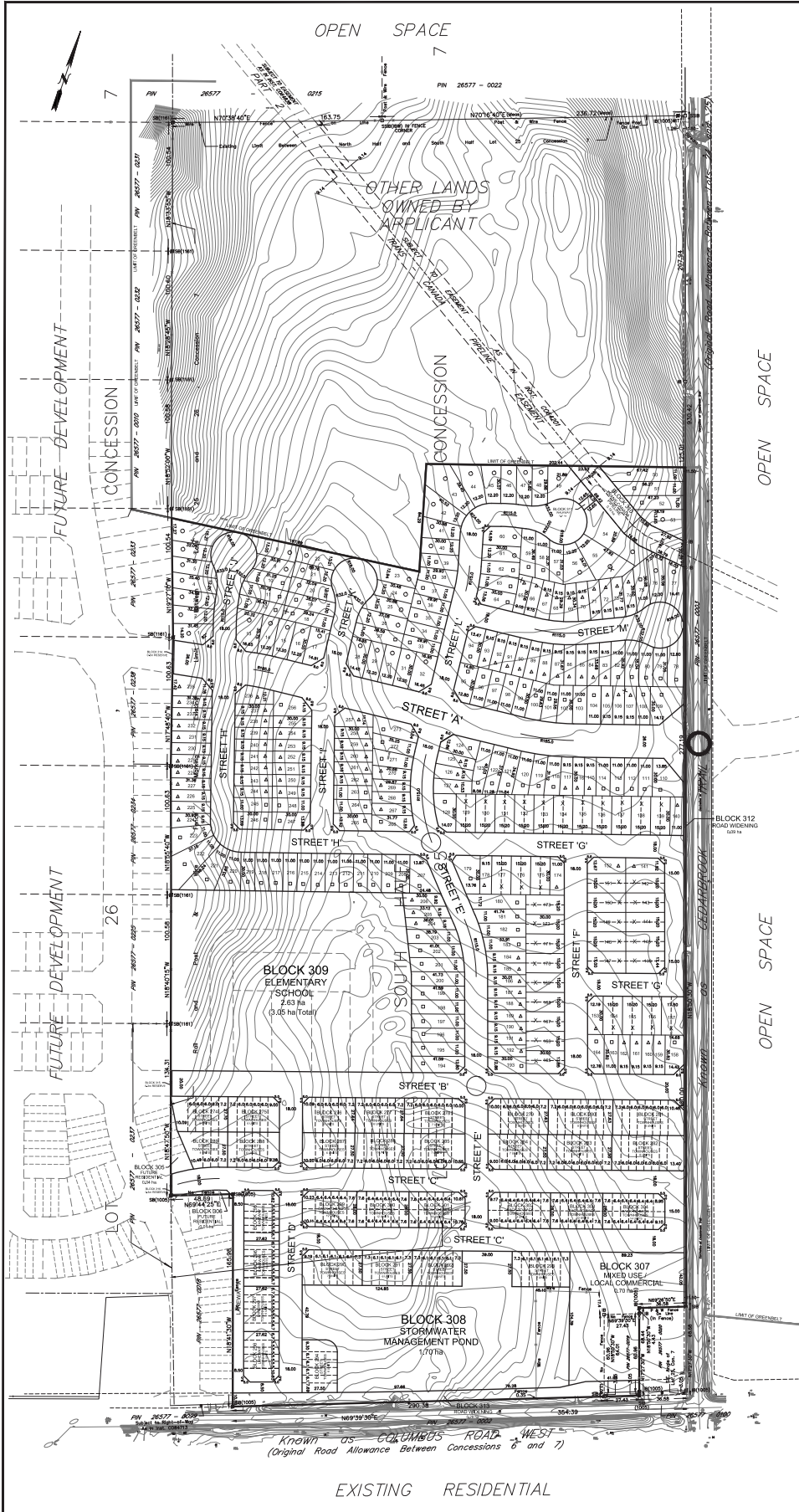


## Applicant's Proposed Draft Plan of Subdivision



**SCHEDULE OF LAND USE**

PROPOSED LAND USE	BLOCK UNITS	AREA (ha)
1-273		8.76
LOW DENSITY RESIDENTIAL		
12.2m SINGLE DETACHED	44	
11.0m SINGLE DETACHED	102	2.53
9.15m SINGLE DETACHED	90	
7.6m SEMI DETACHED	274-294	74
STREET TOWNHOUSES	295-298	24
LANEWAY TOWNHOUSES	299-304	76
ROW TOWNHOUSES	305-306	0.05
FUTURE RESIDENTIAL	307	0.70
MIXED USE/LOCAL COMMERCIAL	308	1.70
STORMWATER MANAGEMENT POND	309	2.63
ELEMENTARY SCHOOL	310	0.19
TRANS-CANADA PIPELINE	311	0.01
WALKWAY	312-313	0.38
ROAD WIDENINGS	314-316	0.01
0.3m RESERVES		7.29
ROADS		
20.0m ROW-STREET A	405m	
20.0m ROW-STREET B	400m	
18.0m ROW	2550m	
15.0m ROW	120m	
8.5m ROW-LANEWAY A	190m	
<b>TOTALS</b>	<b>548</b>	<b>27.10</b>

- TRAFFIC CALMING CIRCLE
- ROUNDABOUT

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

- a. in any plan
- b. in any schedule
- c. in any table
- d. in any diagram
- e. in any other manner

Other notes to be included by Developer:  
 City laws  
 all municipal services to be made available

**OWNER'S AUTHORIZATION**  
 I, the undersigned, being the owner of the land hereinafter described, hereby authorize the preparation and filing of this draft plan of subdivision for approval.

\_\_\_\_\_  
 January 6, 2024

\_\_\_\_\_  
 January 8, 2024

**SURVEYOR'S CERTIFICATE**  
 I have examined the plan and the field notes and other documents in connection therewith and certify that the same are correct and conform to the law.

\_\_\_\_\_  
 January 8, 2024

**DESIGNER'S CERTIFICATE**  
 I have prepared and approved this plan and schedule and certify that the same are correct and conform to the law.

\_\_\_\_\_  
 Jan 4, 2024

No.	REVISION	DATE

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SOURCES  
 Topographic survey, IBW Surveyors Jan 18, 2022

**DRAFT PLAN OF SUBDIVISION**  
 PART OF THE SOUTH HALF LOT 25  
 CONCESSION 7  
 (GEOGRAPHIC TOWNSHIP OF WHITEBY)  
 TOWN OF WHITEBY  
 REGIONAL MUNICIPALITY OF DURHAM

PROJECT NO. 23-34  
 DRAWING NO. 01

APPROVED: \_\_\_\_\_ DATE: 12 JUL 2024

SCALE: 1:1500