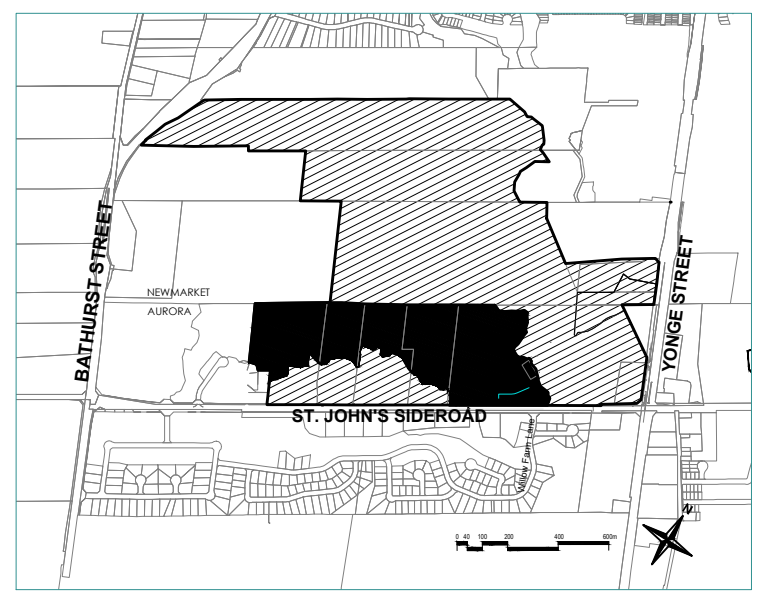


# DRAFT PLAN OF SUBDIVISION

Part of Lot 86, Concession 1  
Town of Aurora  
Regional Municipality of York

## KEY PLAN



SUBJECT PROPERTY  
 OTHER LANDS OWNED BY APPLICANT

## SCHEDULE OF LAND USE

LOT / BLOCK	LAND USE	UNITS	AREA
1-78	Single Detached Min. 15.24m	□ 27	1.69
	Single Detached Min. 13.70m	+ 32	1.69
	Single Detached Min. 12.20m	○ 19	0.83
79-87	Lane Access Single Detached Min. 13.70m	△ 5	0.30
	Lane Access Single Detached Min. 12.20m	~ 4	0.19
88-92	Townhouses Min. 6.1m	= 21	0.54
93	Saint Anne's School		4.28
94	Neighbourhood Park		1.61
95	Natural Heritage / Open Space		17.72
96-97	SWM / Trailhead		0.23
98	Servicing Block		0.02
99	Overland Flow		0.01
100-109	Vista's / Open Space		0.09
110	Road Widening		0.21
111-112	0.3m Reserves		0.01
Street A	23.0m Right of Way 436m		1.02
Street C-E	18.0m Right of Way 490m		0.97
Street B	15.0m Right of Way 160m		0.24
Lane A	9.2m Right of Way 141m		0.14
<b>TOTAL</b>		<b>108</b>	<b>31.79</b>

## OWNER'S AUTHORIZATION

I hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the Town of Aurora.

Neil A. LeGrow  
 O.L.S.  
 March 4, 2021  
 Date

## SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.

Neil A. LeGrow  
 O.L.S.  
 March 7/21  
 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 clay loam and sandy loam.  
 (h), (k) - Full municipal services to be provided.

Prepared by:  
**MGP** Malone Given Parsons.

140 Renfrew Drive, Suite 201  
 Markham, Ontario, L3R 6B3  
 Tel: (905) 513-0170  
 www.mgp.ca

Prepared for:  
**SHINING HILL ESTATES COLLECTION INC.**

Date: August 16, 2021      Project No.: 15-2374