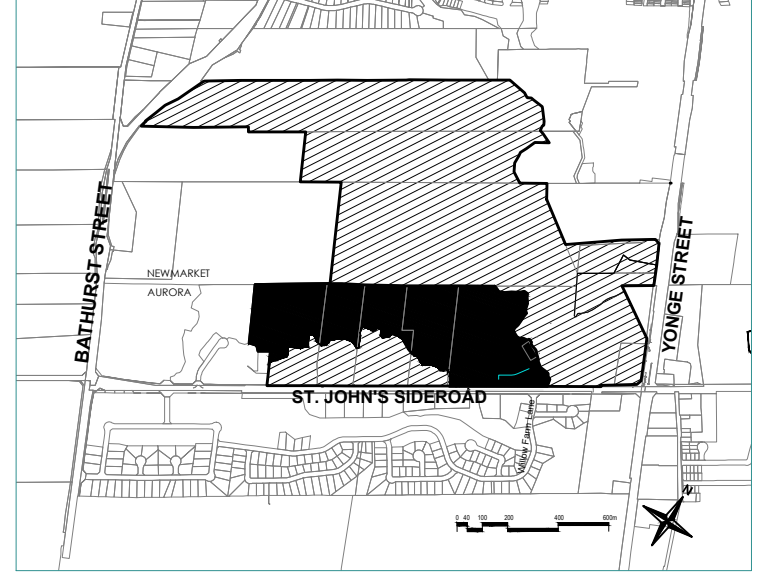


DRAFT PLAN OF SUBDIVISION

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

KEY PLAN



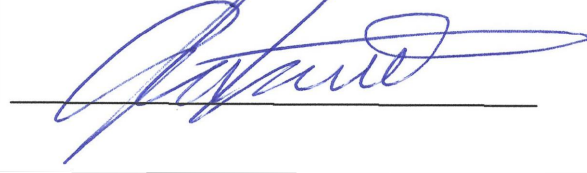
SUBJECT PROPERTY
 OTHER LANDS OWNED BY APPLICANT

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	Access to Saint Anne's School		0.05
111	Road Widening		0.21
112-113	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 128m		0.19
Lane A	9.2m Right of Way 141m		0.14
TOTAL		108	31.79

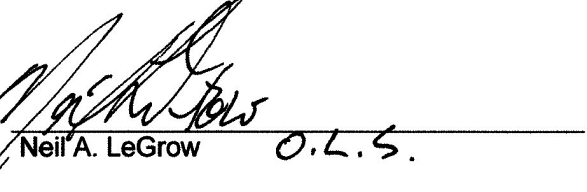
OWNER'S AUTHORIZATION

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

