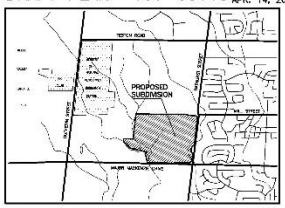
DRAFT PLAN OF SUBDIVISION
PART OF LOTS 21 & 22, CONCESSION 2
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE 1:1500

DRAFT PLAN 19T-03V13 REVISED APR. 14, 2010



KEY PLAN SCALE 1:25 000

SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

A. AS SHOWN ON DRAFT PLAN
B. AS SHOWN ON DRAFT PLAN
C. AS SHOWN ON DRAFT PLAN
D. SEE SCHEDULE OF LAND USE
E. AS SHOWN ON DRAFT PLAN
F. AS SHOWN ON DRAFT PLAN
G. AS SHOWN ON DRAFT PLAN
H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
I. CLAY-LOAM
J. AS SHOWN ON DRAFT PLAN
K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

DATE ——————, 2003

OPHIR N. DZALDOV
O.L.S.

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF VAUGHAN FOR APPROVAL.

OWNER

HELMHORST INVESTMENTS LTD.

C/O
P.O. BOX 90
RICHMOND HILL, ONTARIO
L4C 4Y9
(905) 832-2229

VIRGINIA MCLAUGHLIN
A.S.O.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 76.761±Ha. (189.673±Acs)

LOTS FOR DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Acs.
LOTS 618–680, 686–710, 714, 715, 717–731 and 737–766			103	6.225	15.382
BLOCKS 767–775		9	4.5 *	0.127	0.314
LOTS 680–685			6	0.524	1.295
LOTS 34–36, 38–65, 84–89, 91, 92, 152–155, 180–189, 196–205, 212–222, 228–236, 247–264, 267–322, 332–358, 359–381, 393–399, 407–412, 420, 426–432, 445–454, 465–469, 474–480, 497–506, 512–515, 530–551, 564–585, 609–617, 681–684, 675–679, 686–690, 692–697, 711–713, 716, 732–738 and 777			356	15.606	38.562
plus BLOCK 776		1	0.5 *	0.050	0.123
LOTS 17–19, 22, 33, 37, 38, 66–68, 81–83, 90, 93–95, 118–126, 134–151, 156–179, 190–195, 206–211, 223–227, 237–246, 265, 266, 323–331, 357, 382–392, 400–406, 413–419, 421–427, 433–444, 470–473, 491–496, 507–511, 518–529, 552–563, 586–608, 665–674, 691 and 805			226	7.168	17.712
LOTS SEMI-DETACHED DWELLINGS					
LOTS 3–16, 20, 21, 23–32, 71–80, 96–115 and 127–133		63	126	3.611	8.923
TOWNHOUSE DWELLINGS					
BLOCKS 1, 2, 69 and 70		4	16	0.530	1.309
SUBTOTAL	14	754	838 *	33.841	83.820
BLOCKS 778–781 PARK	4			4.493	11.102
BLOCKS 782 and 783 – [illegible]	2			0.539	1.331
BLOCK 784 – PUBLIC ELEMENTARY SCHOOL	1			2.390	5.905
BLOCKS 785 and 786 – STORMWATER MANAGEMENT	2			5.062	12.508
BLOCKS 787 and 788 – VALLEYLAND	2			12.068	28.820
BLOCKS 789 and 790 – TABLELAND WOODLOT	2			0.992	2.451
BLOCK 791 – COMMERCIAL	1			0.654	1.616
BLOCKS 792–799 – BUFFER	8			0.726	1.795
BLOCK 800 – FUTURE RESIDENTIAL	1			1.091	2.695
BLOCKS 801–803 – ROAD WIDENING	3			0.541	1.336
BLOCK 804 – OPEN SPACE	1			0.449	1.109
STREETS				13.915	34.385
.31 0.3m. WIDE [illegible]					
26.0m. WIDE [illegible]					
23.0m. WIDE [illegible]					
20.0m. WIDE [illegible]					
17.5m. WIDE [illegible]					
15.0m. WIDE [illegible]					
TOTAL					
TOTAL	41	754	838 *	76.761	189.673

NOTE – ANGLE BEND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARD DRAWING C-4
NOTE – LOTS 455–464 OMITTED
NOTE – 0.3m. RESERVES ARE EXAGERATED FOR ILLUSTRATION PURPOSES
NOTE – ALL CHAMFERS AT 5*5 UNLESS OTHERWISE NOTED
NOTE – ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

– SIDEWALKS
– DRIVEWAYS

PROJECT No. P-180 * – SUBJECT TO FINAL CALCULATION
(180des21) X-ref: (180mcs2 & 180mtop) APR. 14, 2010

DWG. No.– 10:13

KLM PLANNING PARTNERS INC.
URBAN PLANNERS AND DEVELOPMENT CONSULTANTS
64 JARDIN DRIVE – UNIT 1B, CONCORD ONTARIO L4K 3P3
PHONE (905) 669-4055 FAX (905) 669-0097 design@klmplanning.com

Red: 58 Fanning Mills Circle (George Munshaw)

Orange: 39 Keatley Drive (Bassingthwaite)

Yellow: 10090 Bathurst Street (Proposed Location)