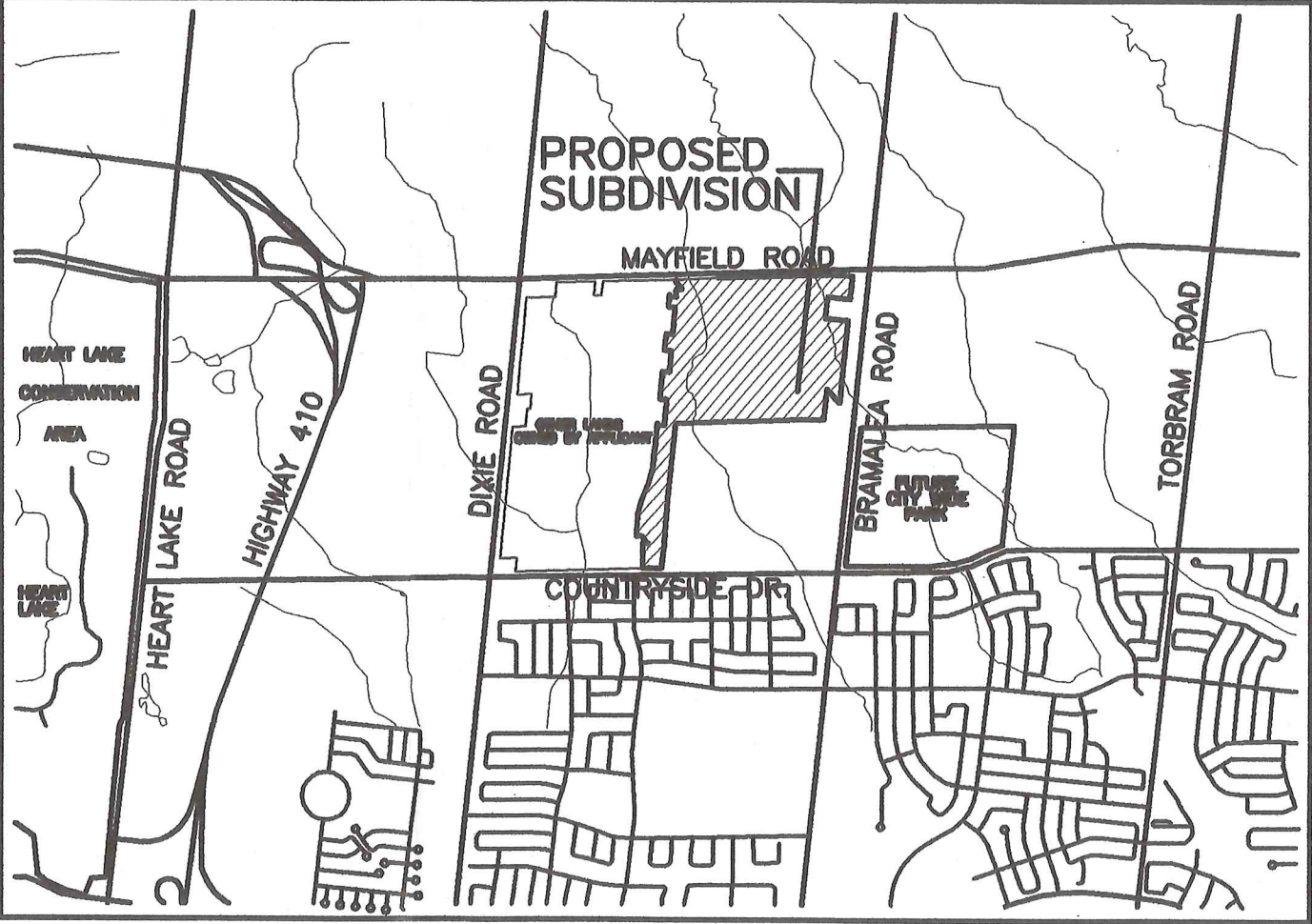


DRAFT PLAN OF SUBDIVISION
PART OF LOTS 16 and 17, CONCESSION 4, E.H.S
GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY NOW IN THE
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

DRAFT PLAN T-21T-11005B REVISED OCT 8, 2019



KEY PLAN

SCHEDULE OF LAND USE					
TOTAL AREA OF LAND		= 117.620±Ha. (290.645±Acs)			
TOTAL AREA OF LAND TO BE SUBDIVIDED		= 47.300±Ha. (116.881±Acs)			
DETACHED DWELLINGS		BLOCKS	LOTS	UNITS	±Ha. ±Acs.
LOTS 1, 7, 8, 20-32, 37-39, 44-47, 53-67, 76, 77, 83-89, 104, 117-120, 128-137, 149-154, 179-187, 226, 227, 241-243, 259, 333-340, 350 and 376			93	93	4.105 10.144
MIN. LOT FRONTAGE=13.7m. MIN. LOT AREA=370sq.m.					
plus BLOCKS 410, 411 and 422		3		1.5 *	0.033 0.082
LOTS 2-6, 9-19, 33-36, 40-43, 48-52, 68-75, 78-82, 90-99, 103, 105-107, 111, 114-116, 121-127, 138-148, 155-178, 188, 189, 194-221, 224, 225, 228-240, 245-258, 260-262, 264-272, 285-292, 296-301, 315-327, 330-332, 341-349, 377-386, 391-396 and 400-405			234	234	8.607 21.268
MIN. LOT FRONTAGE=11.6m. MIN. LOT AREA=310sq.m.					
plus BLOCKS 407-409, 412-418, 423, and 424		12		6 *	0.188 0.465
LOTS 100-102, 108-110, 113, 190-193, 222, 223, 263, 273, 282-284, 302, 303, 310-314 and 387-390			29	29	0.889 2.197
MIN. LOT FRONTAGE=8.2m. MIN. LOT AREA=250sq.m.					
SEMI-DETACHED DWELLINGS					
LOTS 274-276, 280, 281, 293-295, 304-306, 308, 309, 328, 329, 397 and 398			17	34	0.946 2.338
MIN. LOT FRONTAGE=10.3m. MIN. LOT AREA=500sq.m.					
TOWNHOUSE DWELLINGS					
BLOCKS 112, 244, 277-279, 307 and 399		7		46	1.065 2.632
MIN. UNIT FRONTAGE=7.5m.					
plus BLOCK 406		1		6 *	0.149 0.368
BLOCKS 351-356 and 369-375		13		61	1.413 3.492
MIN. UNIT FRONTAGE=6.1m.					
plus BLOCKS 419-421		3		5 *	0.111 0.274
BLOCKS 365-368		4		24	0.352 0.869
MIN. UNIT FRONTAGE=4.5m.					
LIVE/WORK TOWNHOUSE DWELLINGS					
BLOCKS 357-364		8		47	0.953 2.355
MIN. UNIT FRONTAGE=6.1m.					
MEDIUM DENSITY RESIDENTIAL					
BLOCKS 425-427		3		92	1.795 4.435
ESTIMATED DENSITY 50 UNITS/HECTARE					
SUBTOTAL		54	373	678.5*	20.606 50.919
BLOCKS 429 and 430 - ELEMENTARY SCHOOL		2			4.191 10.356
BLOCK 431 - WOODLOT		1			1.864 4.606
BLOCK 432 - PARK		1			0.550 1.359
BLOCKS 433 and 434 - VALLEY LAND		2			4.718 11.658
BLOCKS 435-441 - 10m. BUFFER		7			2.600 6.425
BLOCKS 442-445, 448 AND 459 - OPEN SPACE		6			0.270 0.667
BLOCK 449 - CHANNEL		1			2.301 5.686
BLOCKS 450-453 - BUFFER		4			0.076 0.188
BLOCKS 454-456 - ROAD WIDENING		3			0.409 1.011
BLOCKS 457 and 458 - ENTRY FEATURES		2			0.001 0.002
STREETS AND LANEWAYS					9.714 24.004
29.0m. WIDE TOTAL LENGTH= 477.4m. AREA= 1.303±Ha.					
23.5m. WIDE TOTAL LENGTH= 151.5m. AREA= 0.355±Ha.					
21.5m. WIDE TOTAL LENGTH= 228.2m. AREA= 0.490±Ha.					
18.5m. WIDE TOTAL LENGTH= 318.4m. AREA= 0.590±Ha.					
16.5m. WIDE TOTAL LENGTH= 360.3m. AREA= 0.702±Ha.					
16.5m. WIDE TOTAL LENGTH= 327.7m. AREA= 0.530±Ha.					
8.0m. WIDE TOTAL LENGTH= 467.2m. AREA= 0.374±Ha.					
TOTAL					
LENGTH= 5059.3m. AREA= 9.714±Ha.					
TOTAL		83	373	678.5*	47.300 116.881

NOTE - LOT NUMBERS 428, 446, AND 447 NOT USED

NOTE - * SUBJECT TO FINAL CALCULATIONS

NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM

OWNER'S CERTIFICATE

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

OWNER

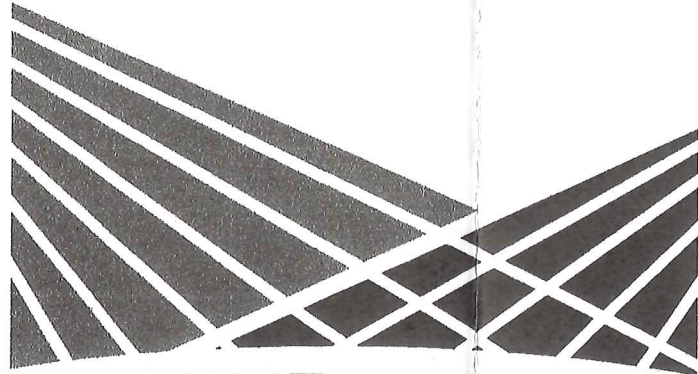
WOLVERLEIGH CONSTRUCTION LTD.
PATILDA CONSTRUCTION INC.
KETTLE POINT INVESTORS INC.

C/O

DE GROUP
30 FLORAL PARKWAY
SUITE 300
CONCORD, ONTARIO
L4K 4R1

ROBERT J. GASPERIS
A.S.D.

In accordance With The Authority Vested In Me By The City Council, I hereby certify that this plan has been approved by the City Council of the City of Brampton, Ontario, and that the same is a true and correct copy of the original plan as approved by the City Council.



PROJECT No. P-2109

SCALE 1:2000 OCT 8, 2019

(2109DES9) X-REF: (2109MAS & 2109MTOPO)

KLM DWG. No. - 19:1

PLANNING PARTNERS INC. 64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3

Planning • Design • Development

SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE June 29, 2011

STEVE BALABAN OLS