DS-025-25

Attachment 4

SCHEDULE OF LAND USE

Lot / BLK No.	Land Use	Units	Non - Residential Area (m2)	Total Area (ha)	Units Within MTSA	Area Within MTSA (ha)
A	High Density Mixed-Use and Medium-High Density Residential	768	3306.00	3.11	768	3.11
B	Medium-High Density Residential and Residential	246		2.12	208	1.53
C	Medium-High Density Mixed Use	148		1.87	96	0.92
SWM	Stormwater Management			0.66		
Park Block South	Public Park			1.67		
Park Block North	Public Park			0.17		0.17
Environmental Protection	Environmental Protection / Greenland Area			4.32		1.58
Road Widening Block North	3 M widening of Tenth Line			0.02		0.02
Road Widening Block South	3 M widening of Tenth Line			0.01		0.01
Road Conveyance Block 1	Public road			0.96		0.72
	Totals	1162	3,306.00	14.9	1072.0	8.1
Gross Units Per Hectare within MTSA						133

OWNER'S AUTHORIZATION

I hereby authorize SvN Architects + Planners to prepare and submit this Draft Plan of Subdivision to the Town of Whitchurch-Stouffville.

Newstone Development XX — Date: Sep 20 2024

SURVEYOR'S CERTIFICATE

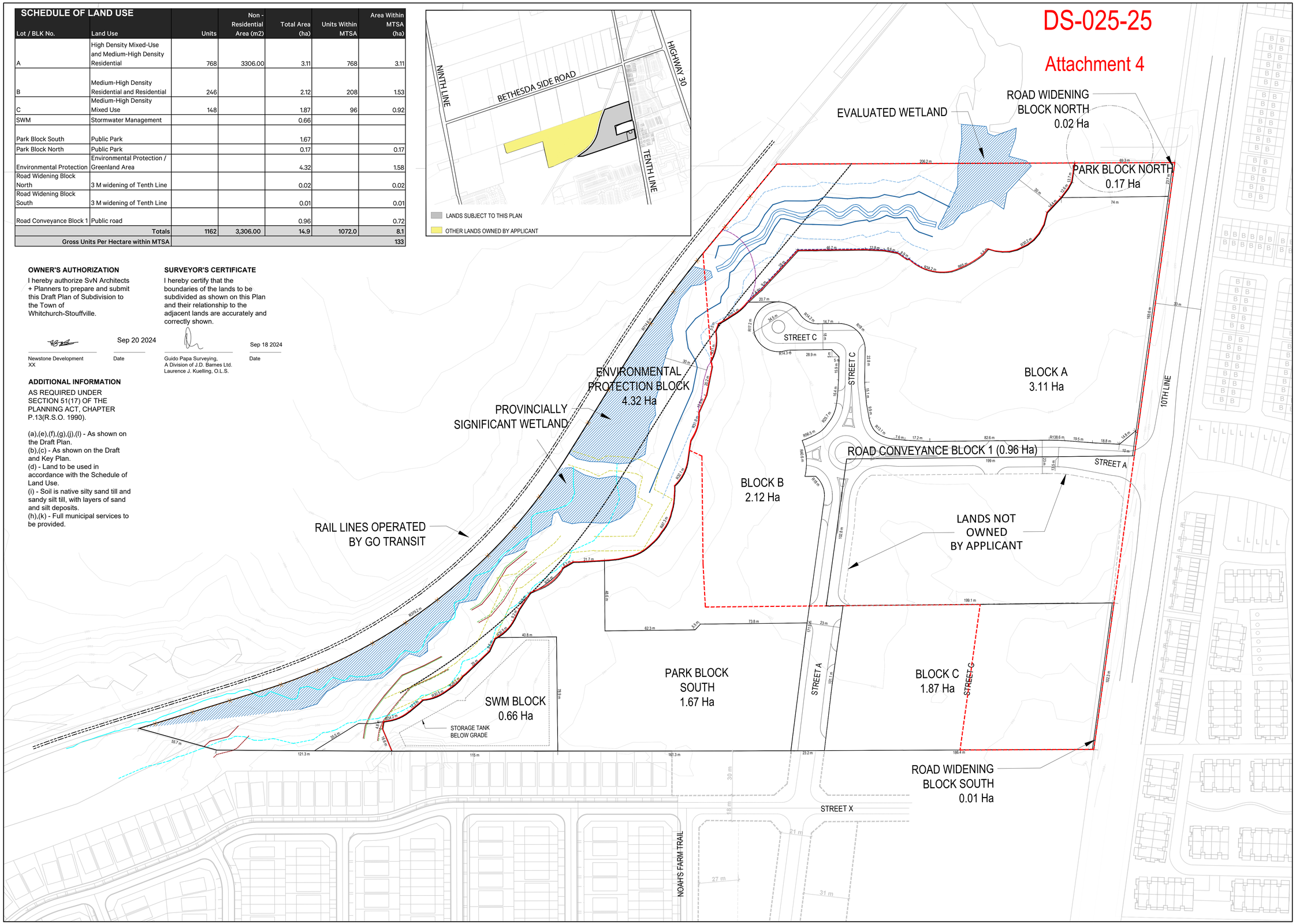
I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

Guido Papa Surveying, A Division of J.D. Barnes Ltd. Laurence J. Kuelling, O.L.S. — Date: Sep 18 2024

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 on 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 native silty sand till and sandy silt till, with layers of sand and silt deposits.
(h),(k) - Full municipal services to be provided.



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THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL ISSUED FOR THAT PURPOSE BY THE DESIGNER.

PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS, ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FULL CONTRACT DOCUMENTS, AND BRING THESE ITEMS TO THE ATTENTION OF THE OWNERS FOR CLARIFICATION.

NO.	DATE	REVISION / ISSUANCE

LEGEND

- WETLAND
- DRIPLINE (STAKED WITH TRCA)
- DRIPLINE BUFFER (10M)
- TOP OF SLOPE
- TOP OF SLOPE BUFFER (10M)
- LONG TERM STABLE TOP OF SLOPE
- LONG TERM STABLE TOP OF SLOPE BUFFER (10M)
- WATERCOURSE
- 100-YEAR STORM EVENT FLOOD LINE
- 10M SETBACK FROM FLOOD LINE
- WATERCOURSE BUFFER (30M)
- STOUFFVILLE CREEK TRIBUTARY
- STOUFFVILLE CREEK BUFFER (30M)
- RAIL SAFETY SETBACK (30M)
- PSW BUFFER (30M)
- COMBINED ENVIRONMENTAL CONSTRAINTS LINE
- 2.43M SECURITY FENCE
- MTSA BOUNDARY, INTERPRETED AS PER SCHEDULE A (F5) to OPA 155

SvN
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NEWSTONE TENTH LINE
12724 and 12822 Tenth Line
Whitchurch-Stouffville, Ontario

DRAFT PLAN OF SUBDIVISION
Part of Lot 4, Concession 9
Town of Whitchurch Stouffville
Regional Municipality of York

PROJECT	42036-1	DRAWN	DG
SCALE	1:1000	CHECKED	MM
DATE	2021.05.20	PLOTTED	2024.09.18

A005