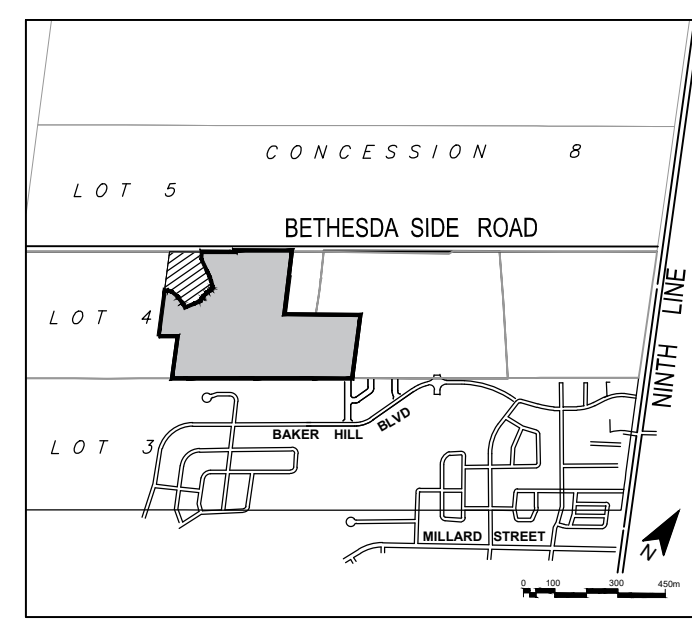


DRAFT PLAN OF SUBDIVISION
 19T(W)-22.001
 ZBA22.003

Part of Lot 4
 Concession 8
 Town of Whitchurch-Stouffville
 Regional Municipality of York

KEY PLAN



SCHEDULE OF LAND USE

Lot / Block	Land Use	Units	Area
Lots 1-96	Single Detached Min. 11.0m (36ft)	79	2.88 ha
	Single Detached Min. 12.2m (40ft)	17	0.70 ha
Blk 97-106	Back to Back Townhomes	84	0.87 ha
Blk 107	Future Development Block		1.64 ha
Blk 108	Storm Water Management / Open Space		0.85 ha
Blk 109	Elementary School		0.18 ha
Blk 110	Park		0.28 ha
Blk 111	Woodlot		0.25 ha
Blk 112	Open Space		7.77 ha
Blk 113	Vista		0.03 ha
Blks 114-120	Future Development / Part lots		0.16 ha
Blk 121	Road Widening		0.06 ha
Street A	Public Road - 20.0m - 202m		0.45 ha
Streets B-G	Public Roads - 18.0m - 1,140m		2.00 ha
Total		180	18.12 ha

OWNER'S AUTHORIZATION

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

See Original Feb. 18, 2022
 TH Stouffville (Bethesda) Developments Inc. Date
 Nicholas Fider (A.S.O.)

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.

See Original Feb. 4, 2022
 Schaeffer Dzaklov Bennet Ltd. Date
 Dan Dzaklov, O.L.S.

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 loam and variable.
 (h),(k) - Full municipal services to be provided.
 Contour Lines at 0.5m Intervals and labeled at 1.0m.

Prepared For:
 TH Stouffville (Bethesda) Developments Inc.

MGP File: 21-3052
 Date: June 17, 2022

Date	Revision	By
06/06/2023	Revised to Add Back to Back Townhomes	
08/21/2023	Revised R28 and Floodplain Limit	
02/22/2024	Revised Park and SWM Block	
04/05/2024	Removed two lots from SWM Block	
04/24/2024	Changed SWM Block Label	