



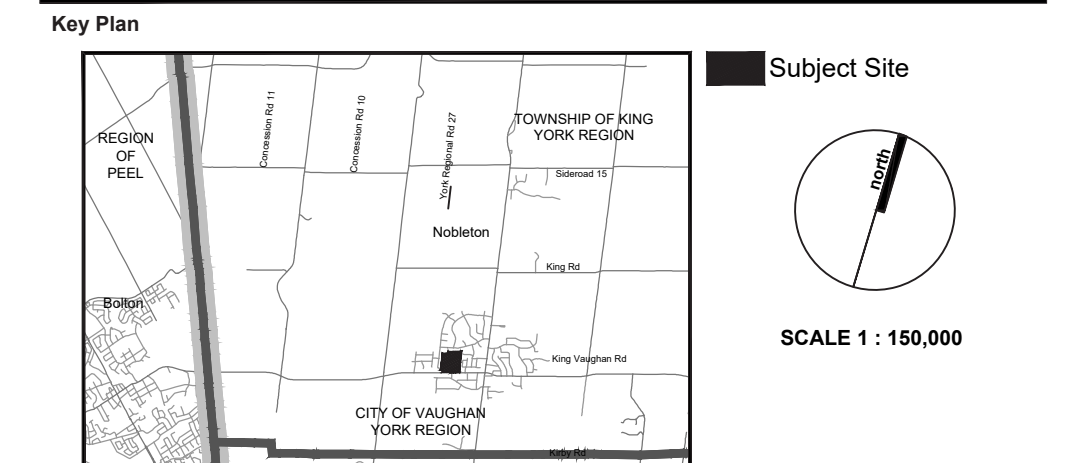
Legal Description
 PT OF LOT 6, CONCESSION 9, TOWNSHIP OF KING, IN THE REGIONAL MUNICIPALITY OF YORK

Owner's Certificate
 I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.
 DATE: _____

 Domestic Dan Eliseo
 Edgework Investments Inc.

Surveyor's Certificate
 I HEREBY AUTHORIZE CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
 DATE: _____

 Michael J. Gorman
 J.D. Barnes Limited



LEGEND:

- Draft Plan of Subdivision (Phase 3) Limits
- Phase Limits

Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended

A. As Shown	B. As Shown	C. As Shown
D. Residential, Park, Stormwater Management, Open Space	E. As Shown	F. As Shown
G. As Shown	H. Municipal Water Supply	I. Monaghan Clay Loam
J. As Shown	K. All Services As Required	L. As Shown

Area Schedule

Description	Lots/Blocks	Units	Area(ha)
Draft Plan of Subdivision (Phase 1)			
Single Detached Residential			
24.3m (80') Min. Lots	6, 7, 17, 32	4	0.45
21.3m (70') Min. Lots	1-5, 8-16, 18, 31	16	1.13
18.3m (60') Min. Lots	24	1	0.06
15.2m (50') Min. Lots	19-23, 25-30, 33-35	14	0.69
Townhomes 6.6m (21 1/2') Lots	Block 36-37	8	0.20
Parks	Block 38-39	0.65	
Environmental	Block 40-42	0.67	
Stormwater Management	Block 43	0.77	
Roads & Reserves	Crawford Drive (Portion), Stokes Drive (Portion), Russell Snider Drive (Portion), Cap Hoover Court, Broad Way (Portion), Blocks 46-56	2.32	
Road Widening	Block 44-45, 47, 51	0.07	
TOTAL Draft Plan of Subdivision (Phase 1)		43	7.002

Draft Plan of Subdivision (Phase 2)

Description	Lots/Blocks	Units	Area(ha)
Single Detached Residential			
24.3m (80') Min. Lots	40-42	3	0.31
21.3m (70') Min. Lots	33, 37-39	4	0.34
18.3m (60') Min. Lots	9, 15-16, 22, 24, 31, 32, 34	8	0.53
15.2m (50') Min. Lots	1-8, 10-14, 17-21, 23, 25-30, 35-36	27	1.31
Townhomes 6.6m (21 1/2') Lots	Block 43-44	8	0.19
Open Space/Remnant	Block 45	0.03	
Roads & Reserves	Broad Way (Portion), Crawford Drive (Portion), Stokes Drive (Portion), Blocks 46-51	1.21	
TOTAL Draft Plan of Subdivision (Phase 2)		50	3.924

Draft Plan of Subdivision (Phase 3)

Description	Lots/Blocks	Units	Area(ha)
Single Detached Residential			
24.3m (80') Min. Lots	1-6	6	0.57
18.3m (60') Min. Lots	7, 22	2	0.13
15.2m (50') Min. Lots	8-21, 23	15	0.74
Bungalows 9.0m (29 1/2') Lots	24-41	18	0.54
Townhomes 6.6m (21 1/2') Lots	Block 42-45	18	0.44
Open Space/Remnant	Block 46-48	0.35	
TOTAL Draft Plan of Subdivision (Phase 3)		59	2.779

Future Development

Description	Lots/Blocks	Units	Area(ha)
Future Development Block	Block 49	0.46	
TOTAL Draft Plan of Subdivision (Other Lands Owned by Applicant)		0.46	
TOTAL		152	14.18

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
 230-7050 WESTON ROAD WOODBRIDGE ON L4K 8G7 | P: 905.761.5588 F: 905.761.5589 | WWW.MHBCPLAN.COM

Stamp

Date	August 20, 2024
File No.	1037F
Plan Scale	1:750 (Arch D)
Drawn By	T.H.
Checked By	D.W.

Project

VIA MOTO
 Edgework Investments Inc.
 68 Romina Drive,
 Concord, ON. L4K 4Z7
 905-669-5820

File Name FINAL DRAFT PLAN OF SUBDIVISION **Dwg No.** 1 of 1
 Z:\1037F - Via Moto (Nobletan)\Drawings\Draft Plan\1037F - Draft Plan - 20 August 2024.dwg