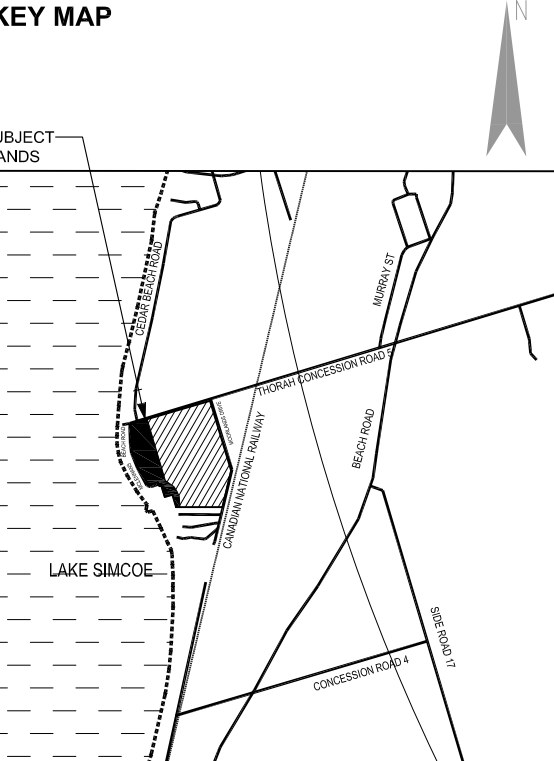


PROJECT:
 84 MCLENNAN'S BEACH RD
 BEAVERTON, ON

REBANKS DEVELOPMENTS INC.



LEGAL DESCRIPTION:
 PART OF LOT 17 CONVESSION 4
 TOWNSHIP OF BRIDGE
 REGIONAL MUNICIPALITY OF DURHAM

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND HAVE BEEN CONVERTED TO FEET BY DIVIDING BY 0.3048

OWNER'S CERTIFICATE:

I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LAND HEREBY AUTHORIZES ALEX REBANKS ARCHITECTS INC. TO PREPARE THE DRAFT PLAN OF SUBDIVISION AND SUBMIT THE SAME TO THE REGIONAL MUNICIPALITY OF DURHAM FOR APPROVAL.

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LAND HEREBY AUTHORIZES ALEX REBANKS ARCHITECTS INC. TO PREPARE THE DRAFT PLAN OF SUBDIVISION AND SUBMIT THE SAME TO THE REGIONAL MUNICIPALITY OF DURHAM FOR APPROVAL.

SCHEDULE OF LAND USES:

LAND USE	BLOCKS	UNITS	AREA (M ²)
LOW DENSITY RESIDENTIAL			
DETACHED DWELLINGS	21	21	1,442
SEMI-DETACHED DWELLINGS	3	6	614
MEDIUM DENSITY RESIDENTIAL			
ROW STREET TOWNHOUSES	6	36	2,400
TOTAL - RESIDENTIAL	30	63	2,456
ROADS		LENGTH (M)	AREA (M ²)
ROAD FROM STREET (A)		301.8	612
SWALES			614
PARKETTE			328
TOTAL			1,554
RURAL BUFFER ZONE			629
RURAL BUFFER (OTHER LANDS OWNED BY LANDOWNER)			13,811
TOTAL			13,930
TOTAL AREA OF SUBMISSION			17,228

ISSUE RECORD:

NO.	REVISIONS	DATE
09	ISSUED FOR 4TH SUB.	2024.01.16
08	ISSUED FOR COORD.	2023.09.18
07	ISSUED FOR COORD.	2023.09.05
06	ISSUED FOR 3RD SUB.	2023.07.04
05	ISSUED FOR 2ND SUB.	2023.07.04
04	ISSUED FOR 2ND SUB.	2022.12.21
03	ISSUED FOR SUBMISSION	2022.09.06
02	ISSUED FOR SUBMISSION	2022.03.31
01	ISSUED FOR SUBMISSION	2022.03.07
NO.	REVISIONS	DATE

DRAWING TITLE:
 DRAFT PLAN OF SUBDIVISION

DATE: FEB 04, 2022
SCALE: 1:750
DRAWN: SA
CHECKED: AR
ARA #: 2021-19
DRAWING NO.: DP-02

NOTE: ALEX REBANKS ARCHITECTS INC. IS THE LEGAL NAME OF ALEX REBANKS ARCHITECTS. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

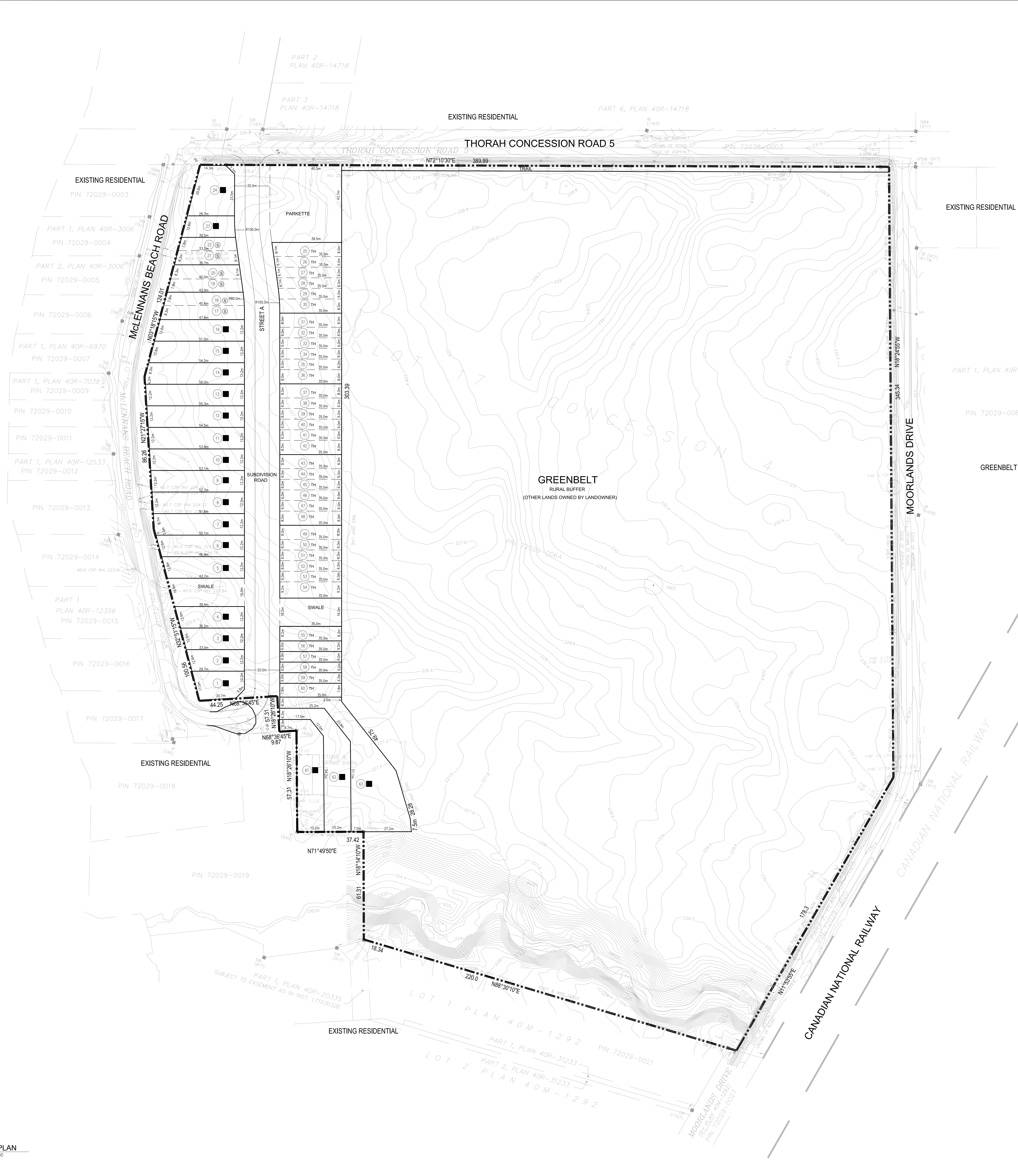
INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT ON THE DRAFT PLAN:
 A. AS SHOWN
 B. AS SHOWN
 C. AS SHOWN
 D. RESIDENTIAL & GREENBELT AREA
 E. AS SHOWN
 F. AS SHOWN
 F.1 NO AFFORDABLE HOUSING PROPOSED
 G. AS SHOWN
 H. MUNICIPAL WATER SUPPLY
 I. BASED ON THE SOIL CHARACTERIZATION FROM THE BOREHOLES, THE OVERBURDEN MATERIAL AT THE SITE FROM SURFACE DOWN CONSISTS OF TOPSOIL UP TO 0.5m THICK, A FILL LAYER UP TO 1.58m THICK, A SANDY SILT LAYER UP TO 6.09m THICK AND A CLAYEY SILT LAYER THAT EXTENDS TO THE TERMINAL DEPTH OF DRILLING, 11.13 m deep. A DISCONTINUOUS SILT LAYER WAS ENCOUNTERED AT AT 21B1-1 TO 21B1-3 BENEATH THE FILL WITH A THICKNESS UP TO 1.52m.
 J. AS SHOWN
 K. ALL SERVICES AS REQUIRED
 L. AS SHOWN

DRAWING LEGEND

PROPERTY LINE	---
SUBDIVISION PROPERTY LINE	----
BUILDING OUTLINE	----
SUBDIVISION ROAD	----
URBAN AREA BOUNDARY	----

LEGEND
 N/S

SITE PLAN
 SCALE 1:750



EXISTING RESIDENTIAL
 PART 2 PLAN 40R-14718
 PART 3 PLAN 40R-14718
 PART 6, PLAN 40R-14718
 THORAH CONCESSION ROAD 5
 N72°10'30"E 389.99

EXISTING RESIDENTIAL
 PIN 72029-0003
 PART 1, PLAN 40R-3006
 PIN 72029-0004
 PART 2, PLAN 40R-3006
 PIN 72029-0005
 PART 1, PLAN 40R-3006
 PIN 72029-0006
 PART 1, PLAN 40R-6970
 PIN 72029-0007
 PART 1, PLAN 40R-7039
 PIN 72029-0009
 PIN 72029-0010
 PIN 72029-0011
 PART 1, PLAN 40R-12533
 PIN 72029-0012
 PIN 72029-0013
 PIN 72029-0014
 PART 1
 PLAN 40R-12356
 PIN 72029-0015
 PIN 72029-0016
 PIN 72029-0017
 EXISTING RESIDENTIAL
 PIN 72029-0018
 PIN 72029-0019

EXISTING RESIDENTIAL
 PART 1, PLAN 40R-19517
 PIN 72029-0064
 GREENBELT
 (OTHER LANDS OWNED BY LANDOWNER)

LAKE SIMCOE
 GREENBELT
 (OTHER LANDS OWNED BY LANDOWNER)

LAKE SIMCOE
 EXISTING RESIDENTIAL
 PIN 72029-0018
 PIN 72029-0019

LAKE SIMCOE
 EXISTING RESIDENTIAL
 PIN 72029-0018
 PIN 72029-0019

LAKE SIMCOE
 EXISTING RESIDENTIAL
 PIN 72029-0018
 PIN 72029-0019

LAKE SIMCOE
 EXISTING RESIDENTIAL
 PIN 72029-0018
 PIN 72029-0019

LAKE SIMCOE
 EXISTING RESIDENTIAL
 PIN 72029-0018
 PIN 72029-0019

LAKE SIMCOE
 EXISTING RESIDENTIAL
 PIN 72029-0018
 PIN 72029-0019