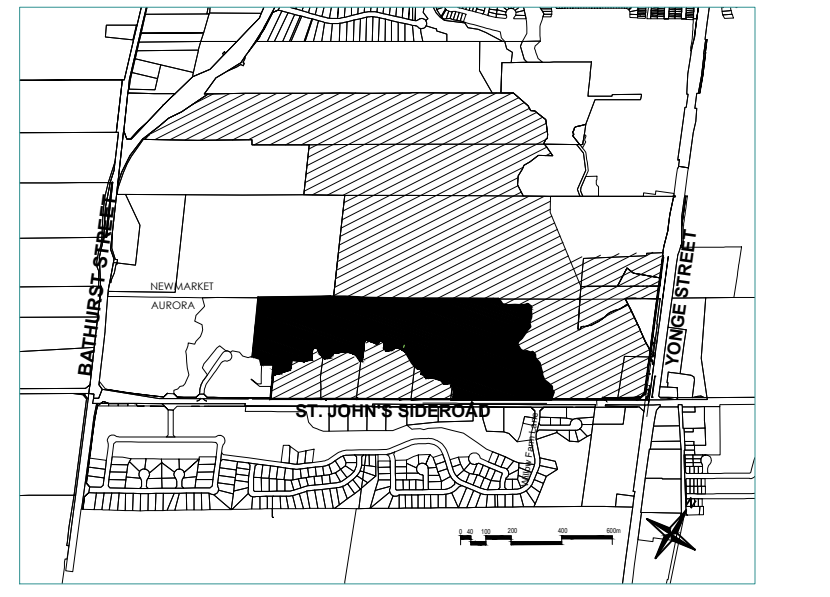


# DRAFT PLAN OF SUBDIVISION

Part of Lot 86, Concession 1  
Town of Aurora  
Regional Municipality of York

## KEY PLAN



**SUBJECT PROPERTY**  
OTHER LANDS OWNED BY APPLICANT

## SCHEDULE OF LAND USE

LOT / BLOCK	LAND USE	UNITS	AREA
1-78	Single Detached Min. 15.24m	□ 23	1.48
	Single Detached Min. 13.70m	+ 28	1.43
	Single Detached Min. 12.20m	○ 27	1.18
79-87	Lane Access Single Detached Min. 13.70m	▲ 5	0.30
	Lane Access Single Detached Min. 12.20m	~ 4	0.18
88-92	Townhouses Min. 6.1m	= 21	0.54
93	Saint Anne's School		4.19
94	Neighbourhood Park		1.61
95	Natural Heritage / Open Space		17.84
96-97	SWM / Trailhead		0.22
98-99	Servicing Blocks		0.04
100-101	Overland Flow		0.01
102	Access to Saint Anne's School		0.05
103-107	Vista's / Open Space		0.05
108	Road Widening		0.21
109-110	0.3m Reserves		0.01
111	Temporary Secondary Emergency Access		0.01
Street A	23.0m Right of Way 436m		1.02
Street B-D	18.0m Right of Way 490m		0.96
Street E	16.5m Right of Way 165m		0.27
Street B	15.0m Right of Way 160m		0.19
<b>TOTAL</b>		<b>108</b>	<b>31.79</b>

## OWNER'S AUTHORIZATION

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

See Original \_\_\_\_\_ See Original \_\_\_\_\_  
Angelo DeGasparis Date

## SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.

See Original \_\_\_\_\_ See Original \_\_\_\_\_  
Neil A. LeGrow Date

## ADDITIONAL INFORMATION

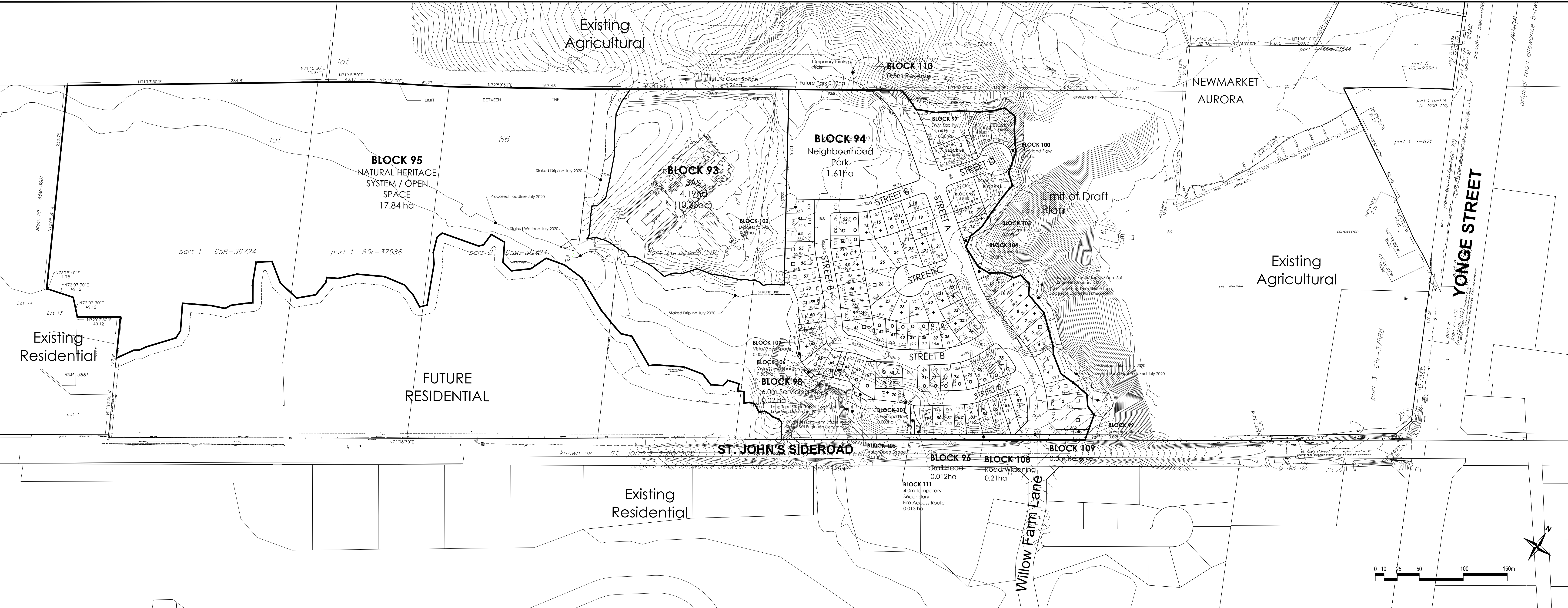
AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13(R.S.O. 1990).  
(a),(e),(f),(g),(j),(l) - As shown of the Draft Plan.  
(b),(c) - As shown on the Draft and Key Plan.  
(d) - Land to be used in accordance with the Schedule of Land Use.  
(i) - Soil is clay loam and sandy loam.  
(h),(k) - Full municipal services to be provided.

Prepared by:  
**MGP** Malone Given Parsons.  
140 Renfrew Drive, Suite 201  
Markham, Ontario, L3R 6B3  
Tel: (905) 513-0170  
www.mgp.ca

Prepared for:  
**SHINING HILL ESTATES COLLECTION INC.**

Date: March 8, 2021 Project No.: 15-2374

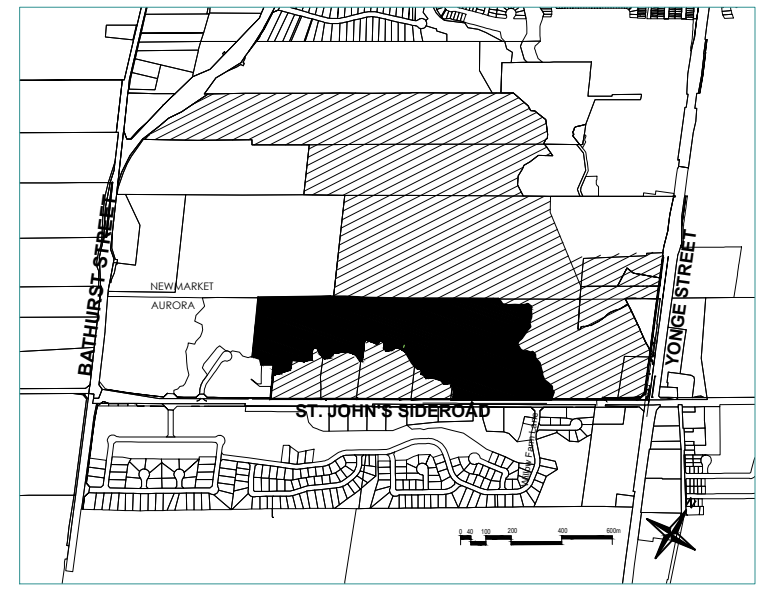
Date	Revision	By
Nov 1/21	Add servicing block and temporary turning circle	DR
Jan 4/23	Revise Block 93 (-0.09ha) and 95 (+0.09ha)	DR
Jan 11/23	Add Temporary Secondary Fire Access Route	DR
Feb 22/23	Remove 3 vista blocks	DR



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