

Key Plan 1 : 40 000

Schedule of Land Use

PROPOSED LAND USE	Legend	REQUIREMENT	YIELD	AREA
		Lots / Blocks / Streets	Units / Blocks	ha (Ac.) %
1) Single Detached Lots 18.3m (60') min.	1	Lots 20-31	12	0.985 (2.43) 8.0
2) Single Detached Lots 13.7m (45') min.	2	Lots 13,16,22,28	14	0.653 (1.64) 5.3
3) Single Detached Lots 12.1m (40') min.	3	Lots 1,2,3,4,5,6,7,8,9,10,11,12,14,15,17,18,19,21,23,24,25,26,27,29,30,32,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84	33	1.479 (3.66) 12.0
4) Single Detached Lots 11.0m (36') min.	4	Lots 1,2,3,4,5,6,7,8,9,10,11,12,14,15,17,18,19,21,23,24,25,26,27,29,30,32,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78,79,80,81,82,83,84	79	3.198 (7.90) 26.0
5) Park *	5	Block A	1	0.458 (1.13) 3.7
6) Open Space	6	Blocks B - D	3	3.189 (7.88) 25.9
7) Storm Outlet + Overland Flow	7	Block E	1	0.030 (0.08) 0.2
8) 0.3 m [1'] Reserve	8	Block F - H	3	0.010 (0.02) 0.1
9) Roads	9	Streets A - D		2.322 (5.74) 18.8
TOTALS			138	12.334 (30.48) 100

* Proposed Canada Post Community Mailbox locations, to be confirmed, per Detail CPC ID: E201-ENG-06 (29-03-2019).
 * Park Block comprising an area of 4579.6 m represents 5% of developable lands.

Additional Information

- REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT
- a) Shown on Draft Plan and Surveyor's Certificate
 - b) Shown on Draft and Key Plans
 - c) Shown on Key Plan
 - d) Land to be used in accordance with Land Use Schedule
 - e) Shown on Draft Plan
 - f) Shown on Draft Plan

Owner's Authorization

I/We, being the Registered Owner of the Subject Lands, hereby Authorize Treasure Hill Homes to prepare and submit this Draft Plan of Subdivision for Approval.

Signed: Jason Bottani, Vice-President, Treasure Hill Homes. Date: _____

Surveyor's Certificate

I hereby Certify that the Boundaries of the Subject Lands and their relationship to the Adjacent Lands are accurately and correctly shown on this Plan.

Signed: S. Giovanni-Vardano, O.L.S., R-FE Surveying Ltd., Ontario Land Surveyors. Date: _____

No.	PLAN	REVISION	BY	DATE
03	08h	3rd Re-submission for Conditions of Draft Approval.	mvs	2023-02-06
02	08e	2nd Re-submission.	mvs	2022-09-01
01	06	1st Re-submission.	mvs	2022-03-02

REVISIONS

SOURCES

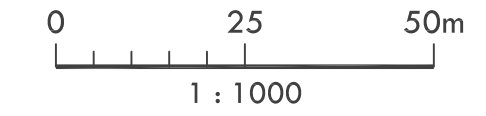
Base information comprised of Plan of Survey by R-FE Surveying Ltd., O.L.S., Job No. 20-298, dated 2021. Parcel Mapping obtained from Teranet - LRO65 York and York Insights Open Data GIS. Aerial Photography has been taken from YorkMaps.

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DRAFT PLAN of Subdivision

All of Lots 1 to 14, both inclusive, All of Blocks 15 (0.30 Reserve), 16 (0.30 Reserve) and 19 (0.30 Reserve)
 All of Archerhill Court, Plan 65M-2494
TOWN OF AURORA
 REGIONAL MUNICIPALITY OF YORK



seal prepared for north



YIELD at a glance

18.3m (60') x 32.0m (105') min.	12
13.7m (45') x 32.0m (105') min.	14
12.1m (40') x 32.0m (105') min.	33
11.0m (36') x 32.0m (105') min.	79
Total	138

Total Centreline Road Length = 1,236.72 m

