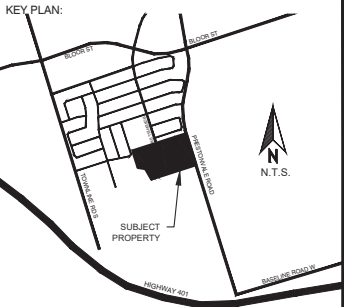


**DRAFT PLAN OF
SUBDIVISION**

LEGAL DESCRIPTION:
PART OF LOT 24, CONCESSION 1
(DARLINGTON) AND BLOCK 72 OF PLAN 40M2704
MUNICIPALITY OF CLARINGTON
REGIONAL MUNICIPALITY OF DURHAM
BLOCK 72 OF PLAN 40M2704



REQUIRED INFORMATION:
AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990.

- (a) SEE PLAN (i) MUNICIPAL PIPED WATER AVAILABLE
- (b) SEE PLAN (j) AT TIME OF DEVELOPMENT
- (c) SEE KEY MAP (k) SEE SOILS REPORT
- (d) SEE SCHEDULE OF LAND USE (l) SEE PLAN
- (e) SEE PLAN (m) FIRE PROTECTION
- (f) SEE PLAN (n) SEE PLAN
- (g) SEE PLAN (o) SEE PLAN

NOTE: CONTOURS RELATE TO CANADIAN GEODETIC DATUM

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 ACCURATE AND CORRECTLY SHOWN.

David Cobery
DAVID COBERY, O.L.S.
IBW SURVEYORS LTD.

May 13, 2024
DATE

OWNER'S CERTIFICATE:
I HEREBY AUTHORIZE THE BIGLIERI GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE MUNICIPALITY OF CLARINGTON.

David
DELPARK HOMES PRESTONVALE INC.

June 18, 2024
DATE

**1430 & 1500
PRESTONVALE
ROAD**

APPROVAL STAMP:

**DELPARK HOMES
PRESTONVALE INC.**

REVISIONS

No.	Description	Date	Int.
4			
3	REPLACED TOWNHOUSES WITH SINGLES	2024/02/07	MJ
2	REVISED LOT AND BLOCK WIDTHS	2023/04/12	EC
1	REVISED LOT AND BLOCK WIDTHS	2023/04/05	MP

PROJECT No.: 17473
DATE: March 1, 2023
SCALE: 1:400
DRAFTED BY: EC CHECKED BY: MP

DRAWING No.: **DP-01**

**BIGLIERI
GROUP**
2472 Kingston Rd, Toronto
128 Catherine Street North, Hamilton
(416) 883-9155
thebiglierigroup.com

SCHEDULE OF LAND USE

DESCRIPTION	LOT / BLOCK	UNITS	AREA (ha)
SINGLE DETACHED RESIDENTIAL			
MINIMUM LOT WIDTH 9.15m	4-7, 10-21, 27-33, 37-42	29	0.82
MINIMUM LOT WIDTH 11.30m	1-3, 9, 26, 34-36	8	0.29
MINIMUM LOT WIDTH 12.0m	8, 22-25	5	0.22
TOTAL SINGLE DEATCHED		42	
STREET TOWNHOUSE MINIMUM LOT WIDTH 6m	43-45	18	0.38
NET DEVELOPABLE TOTAL		60	1.71
PROPOSED ROAD WIDENING	46		0.08
RIGHT-OF-WAY	STREET A, ROSSWELL DRIVE EXTENSION		0.94
LOT EXPANSION	47		0.01
TOTAL			2.73