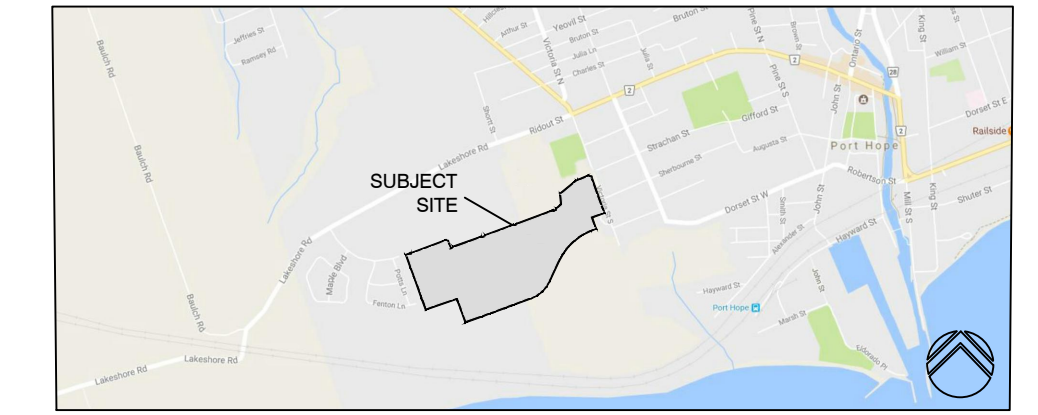


DRAFT PLAN OF SUBDIVISION

PART OF THE S. CUMBERLAND LOT, REGISTERED PLAN NO. 25 (FORMERLY PART OF LOT 10, CONCESSION 1, TOWNSHIP OF HOPE) AND PART OF LOT 9 & 10, CONCESSION 1 AND PART OF LOT 9 & 10, BROKEN FRONT CONCESSION AND PART OF ROAD ALLOWANCE BETWEEN BROKEN FRONT CONCESSION AND CONCESSION 1 (CLOSED BY BY-LAW PH102568) TOWNSHIP OF PORT HOPE AND PART OF BLOCK 67 PLAN 39M-834 MUNICIPALITY OF PORT HOPE, COUNTY OF NORTHUMBERLAND



Key Map

Additional Information

Required Under Section 51(17) of the Planning Act R.S.O. 1990

- (a) SHOWN ON DRAFT PLAN
- (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
- (f.1) NOT APPLICABLE
- (g) SHOWN ON DRAFT AND KEY PLAN
- (h) MUNICIPAL PIPED WATER
- (i) SOIL IS SILTY TO CLAYEY SILT
- (j) SHOWN ON DRAFT PLAN
- (k) FULL MUNICIPAL SERVICES
- (l) SHOWN ON DRAFT PLAN

Schedule of Land Use

PROPOSED LAND USE	ha	Ac
1) Single Detached (Lots 1 to 303)	11.49	28.4
2) Future Development (Block 304)	0.07	0.2
3) Other Lands Owned By (Block 305) Applicant	2.84	7.0
4) Servicing (Blocks 306 to 309)	0.21	0.5
5) Roads & Laneways	4.72	11.7
TOTAL SITE AREA	19.34	47.8

PROPOSED RESIDENTIAL UNITS	Total	%
1) Δ 8.4m (27.5ft) Single-Detached Laneway	17	5
2) ⊕ 11.0m (36ft) Single-Detached Laneway	38	13
3) ⊙ 11.0m (36ft) Single-Detached	95	31
4) □ 14.0m (46ft) Single-Detached	139	46
5) * 16.5m (54ft) Single-Detached	14	5
PROJECTED UNIT YIELD	303	100

PROPOSED ROADS	m	ft
1) 7.5m ROW Laneway	121	397
2) 14.5m ROW Local	700	2,297
3) 17.0m ROW Local	1,851	6,073
4) 20.0m ROW Local	228	748
TOTAL ROAD LENGTH	2,900	9,514

NOTE: All areas shown subject to rounding, and may not add up to total or convert to the other measuring units directly.

Revisions

DATE	REVISION	BY
May 7, 2020	Create Block 305 (Other Lands Owned by Applicant); Modify Alignment of Street A	SS

Owner's Authorization

I authorize Walker, Nott, Dragovic Associates Limited to prepare and submit this Draft Plan of Subdivision to the Municipality of Port Hope for approval.

Signature on File _____ October 7, 2019
Gordon Mason, President
Penryn Mason Homes Inc. _____ DATE

Signature on File _____ October 7, 2019
Brad Smith, President
AON Inc., 2107401 Ontario Inc., Penryn Park Estates Inc., Penryn Mason Homes Inc. _____ DATE

Surveyor's Certificate

I hereby certify that the boundaries of the land to be subdivided on this plan and their relationship to adjacent lands are correctly and accurately shown.

Signature on File _____ October 7, 2019
Dave Comery, OLS
IBW Surveyors, Ontario Land Surveyor _____ DATE

Scale 1:1,250 July 15, 2019 14.643.03

