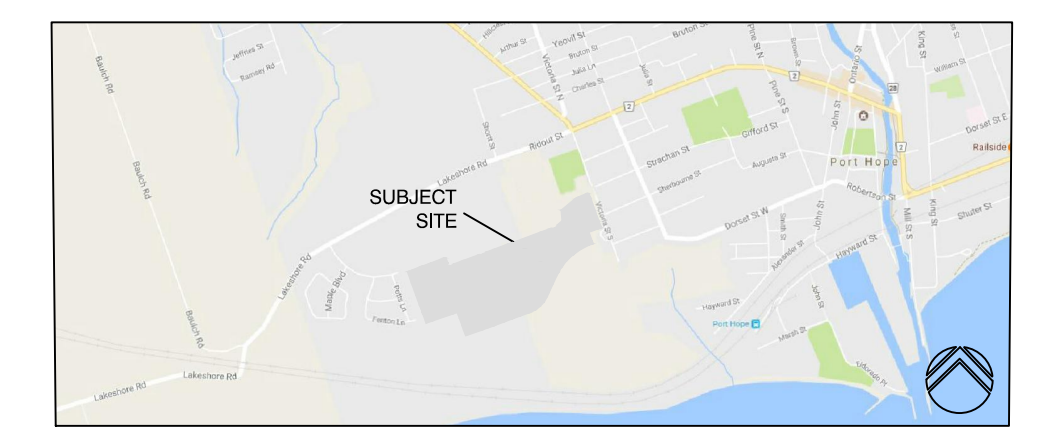


DRAFT PLAN OF SUBDIVISION

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 Residential (Lots 1 to 326)	12.62	31.2
2) Rear Lane Townhouses (Lots 334 to 342)	0.99	2.5
3) Future Development (Blocks 327 to 328)	0.10	0.3
4) Servicing (Blocks 329 to 332)	0.21	0.5
5) Landscape/Servicing (Block 333)	0.01	0.02
6) Roads & Laneways	5.40	13.3
TOTAL SITE AREA	19.34	47.8

PROPOSED RESIDENTIAL UNITS

	Total	%
1) ▲ 6.4m (20.9ft) Rear Lane Townhouses	43	12
2) △ 8.4m (27.5ft) Single-Detached Laneway	17	5
3) ⊙ 11.0m (36ft) Single-Detached Laneway	44	12
4) ⊙ 11.0m (36ft) Single-Detached	93	25
5) ⊙ 14.0m (46ft) Single-Detached Laneway	8	2
6) ⊙ 14.0m (46ft) Single-Detached	150	41
7) * 16.5m (54ft) Single-Detached	14	4
PROJECTED UNIT YIELD	369	100

PROPOSED ROADS

	m	ft
1) 7.5m ROW Laneway	457	1,500
2) 14.5m ROW Local	700	2,297
3) 17.0m ROW Local	2,097	6,879
4) 20.0m ROW Local	228	748
TOTAL ROAD LENGTH	3,482	11,423

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

Owner's Authorization
 I authorize Walker, Noti, Dragicevic Associates Limited to prepare and submit this Draft Plan of Subdivision to the Municipality of Port Hope for approval.

Gordon Mason, President
 Penryn Mason Homes Inc. October 7, 2019 DATE

Brad Smith, President
 AON Inc., 2107401 Ontario Inc., Penryn Park Estates Inc., Penryn Mason Homes Inc. October 7, 2019 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.

Dave Comery, OLS
 IBW Surveyors, Ontario Land Surveyor October 7, 2019 DATE

Scale 1:1,250 July 15, 2019 14.643.03

