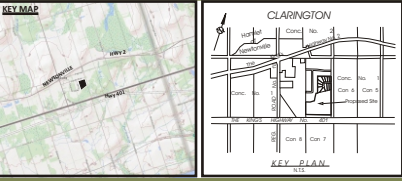


DRAFT PLAN OF SUBDIVISION

Veltri, Newtonville Estates
Part of Lot 7, Concession 1
Municipality of Clarington
Region of Durham



SURVEY PREPARED BY:
IBW Surveyors
DRAFT PLAN PREPARED BY:
Clark Consulting Services

METRIC: DISTANCES ARE SHOWN
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048

LEGEND

 Subject Lands
 Proposed Lots
 Existing Lots

Zoning By-Law - 84-63
Section 2 - Definitions - "LOT FRONTAGE" The minimum straight-line distance between the side lot lines measured along the front lot line of a lot. Where the front lot line is not a straight line or where the side lot lines are not parallel, the lot frontage is measured along a line parallel to the chord of the lot frontage and set at 6 metres from the front lot line. The chord of the lot frontage is measured as a straight line joining the points where each side lot line intersects the front lot line. intersect the front lot line.

Land Use			
Detached Residential	Area (m ²)	%	
Lot			
1	2,005	1.20	
2	2,000	1.20	
3	2,000	1.20	
4	2,796	1.67	
5	3,851	2.31	
6	5,531	3.31	
7	5,439	3.26	
8	4,357	2.61	
9	2,367	1.42	
10	2,665	1.60	
11	2,497	1.50	
12	2,567	1.54	
BLOCK A	124,862	74.77	
Road	4,052	2.43	
TOTALS	14	166,991	100%

Additional Information
 (Under Section 51(17) of the Planning Act, RSO 1990)
 The Planning Act requires a draft plan to show:
 (a) the boundaries of the subject lands certified by an OLS-as shown
 (b) the location, widths and names of proposed and existing streets-as shown
 (c) on a small key plan, on a scale of not less than one centimetre to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which the land forms the whole or part.
 The lands are Phase 3 of a 3 phase subdivision development.
 (d) the lands are to be used for residential purposes and natural area
 (f) the approximate dimensions and layout of lots are as shown
 (g) the natural and artificial features are illustrated on the plan
 (h) water supply is to be provided by public system
 (i) the soils are sand till with topsoil overlay
 (j) the land is generally level
 (k) municipal services include water and a range of services but excludes sewage services
 (l) there are no restrictions affecting the subject lands.

THIS PLAN OF SUBDIVISION IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____ 2021.

CLERK

Surveyor's Certificate

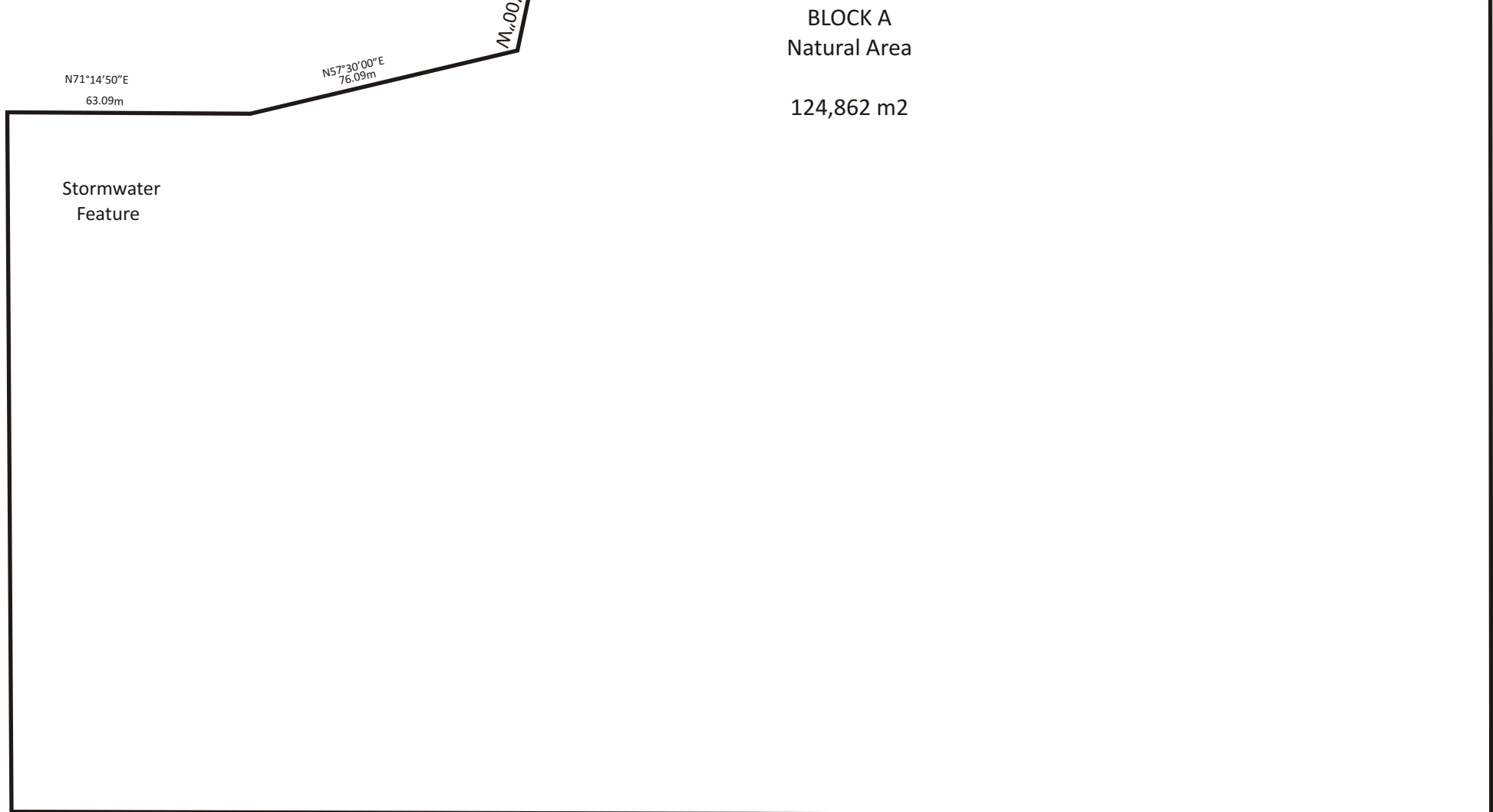
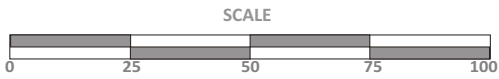
I certify that the boundaries of the land to be subdivided are correctly shown.

2021/06/04 *David Comery*
 Date O.L.S., IBW Surveyors

Owner's Certificate

I authorize Clark Consulting Services to prepare and submit this Draft Plan for approval.

Date _____ Owner, _____
 Date _____ Owner, _____



Extension of George Burley Street (20 metre width)

N19 43'40"W (585.93m)

Unopened Road Allowance

N19°51'44"W (190.10m)

N70°32'20"E (302.03m)

N70°31'10"E (99.36m)