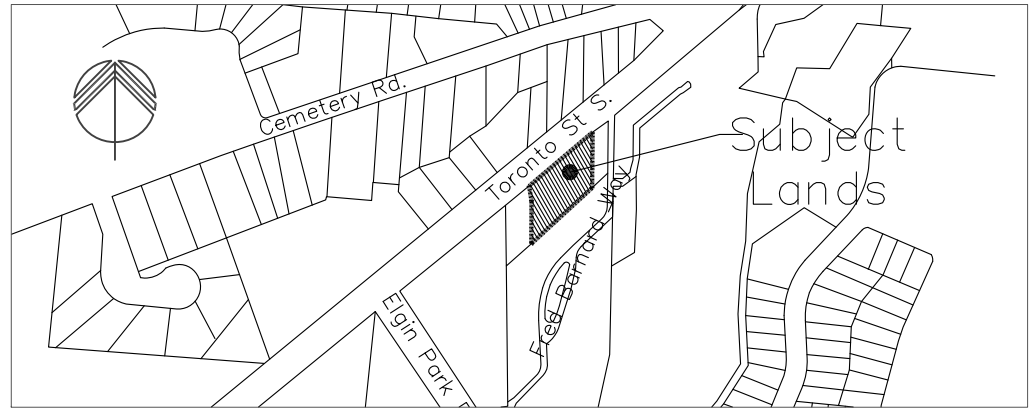


Draft Plan of Subdivision

Key Map (NTS)

2025-07-29



OWNER'S CERTIFICATE

As of the date on the plan, we are the registered owners of the lands to be subdivided and we authorize ACCIO land use planning solutions inc. to prepare and submit this plan for draft approval on our behalf.

(Original signed by the Owner on July 4, 2022)

Mansour Arabi (2773791 Ontario Incorporated)

SURVEYOR'S CERTIFICATE

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

(Original signed by Surveyor on July 4, 2022)

Eric G. Salzer O.L.S., O.L.I.P. (Barich Grenkie Surveying Ltd.)

PLANNER'S CERTIFICATE

I hereby certify that this plan was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994.

(Original signed by Surveyor on July 4, 2022)

Daniel Ceron, MCIP, RPP (ACCIO Land Use Planning Solutions Inc.)

PLANNING INFORMATION

PLANNING ACT INFORMATION

The following information is provided pursuant to Section 51(17) of the Planning Act:

a) Boundaries of Land	Indicated on the Plan
b) Width & Location of Highways	Indicated on the Plan
c) Other Lands of Owner	Indicated on the Key Plan
d) Intended Use of Land	Indicated on the Land Use Analysis
e) Adjoining land Uses	Indicated on the Plan
f) Lot Dimensions	Indicated on the Plan
g) Existing Features	Indicated on the Plan
h) Water Supply	Municipal Water to be installed by Developer
i) Soil Information	Silty sand, and sand deposits
j) Existing Topography	Elevations indicated on the Plan
k) Municipal Services	Municipal services to be made available
l) Restrictions/Easements	None Known

PLAN INFORMATION

Legal Description:

PT E 1/2 LT 28 CON 6 UXBRIDGE, AS IN D205130; UXBRIDGE

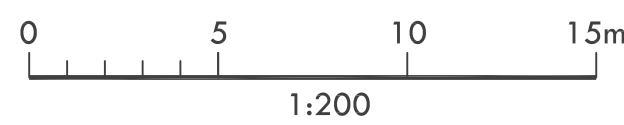
Frontage at Toronto St S. 77.27 m.

Schedule of Land Uses:

Subject Land area	3,033.5 sm	0.303 Ha	(0.75 Ac)	100.0%
Block A Road Widening	146.3 sm	0.015 Ha	(0.037 Ac)	4.8 %
Block B Common Elements	1,450.4 sm	0.145 Ha	(0.358 Ac)	47.8 %
Block C Residential (10 Row Dwellings)	1,436.8 sm	0.144 Ha	(0.355 Ac)	47.4 %

No.	PLAN	REVISION	BY	DATE
03	DPS 1	Issued for Submission to The town of Uxbridge	DC	2025-07-29
02	DPS 1	Issued for first Submission to Durham Region	dac	2022-06-27
01	DPS 1	Issued for Pre-Consultation Request to Durham Region	dac	2021-07-07

Revisions



Draft Plan of Subdivision

in support of: "181 Toronto Street South, Uxbridge Ontario"
Legal description: PT E 1/2 LT 28 CON 6 UXBRIDGE, AS IN D205130; UXBRIDGE
REGIONAL MUNICIPALITY OF DURHAM

prepared for: 2773791 Ontario Inc.

notes:

1. Base information: Surveyor's Real Property Report and Topography
Job No. 20-2762 preped by: Barich Grenkie Surveying Ltd., O.L.S.

LEGEND
--- Subject Land
--- Lot Boundary

ACCIO
LAND USE PLANNING SOLUTIONS INC.
PO Box 71589, Aurora ON L4G 6S9
P:647-622-4850

JULY 2025

ARABI

DATE

PROJECT

SCALE

1:200

DRAWING

DPS 1