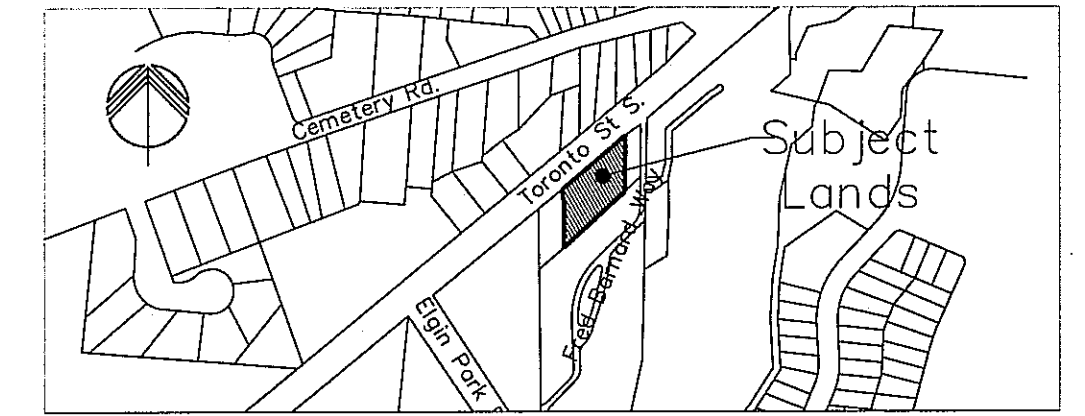


Draft Plan of Subdivision

Key Map (NTS)

2022-06-27



OWNER'S CERTIFICATE

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

Mansour Arabi (Jul 4, 2022 09:04 EDT)

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.

Eric G. Saher B.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.

Daniel Ceron, MCIP, RPP (LARKIN+Land Use Planners 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

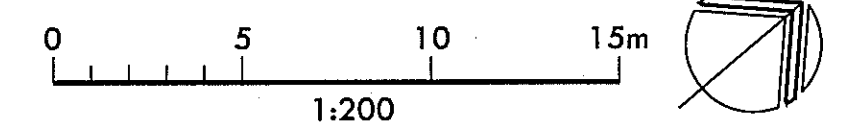
Frontage at Toronto St S. 77.27 m.

Schedule of Land Uses:

Subject Land area	3,033.5 sm	0.303 Ha	(0.75 Ac)	100.0%
Block A Road Widening	148.3 sm	0.015 Ha	(0.036 Ac)	4.8%
Block B Common Elements	1,450.4 sm	0.145 Ha	(0.358 Ac)	47.7%
Lot 1 Residential	177.6 sm	0.018 Ha	(0.045 Ac)	5.8%
Lot 2 Residential	121.2 sm	0.012 Ha	(0.031 Ac)	4.0%
Lot 3 Residential	126.1 sm	0.013 Ha	(0.032 Ac)	4.3%
Lot 4 Residential	127.2 sm	0.013 Ha	(0.032 Ac)	4.3%
Lot 5 Residential	161.9 sm	0.016 Ha	(0.040 Ac)	5.4%
Lot 6 Residential	163.6 sm	0.016 Ha	(0.040 Ac)	5.4%
Lot 7 Residential	131.0 sm	0.013 Ha	(0.032 Ac)	4.3%
Lot 8 Residential	132.1 sm	0.013 Ha	(0.032 Ac)	4.3%
Lot 9 Residential	133.2 sm	0.013 Ha	(0.032 Ac)	4.3%
Lot 10 Residential	162.9 sm	0.016 Ha	(0.040 Ac)	5.4%

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
No.	PLAN	REVISION	BY	DATE

Revisions



1:200

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 prepared by: Barich Grenkie Surveying Ltd., O.L.S.

LEGEND

- Subject Land
- Lot Boundary

LARKIN+
land use planners inc.

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905-895-0554 / 888-854-0044 www.larkinplus.com

JUNE 2022

ARABI

DATE

PROJECT

SCALE

DRAWING

1:200

DPS 1

