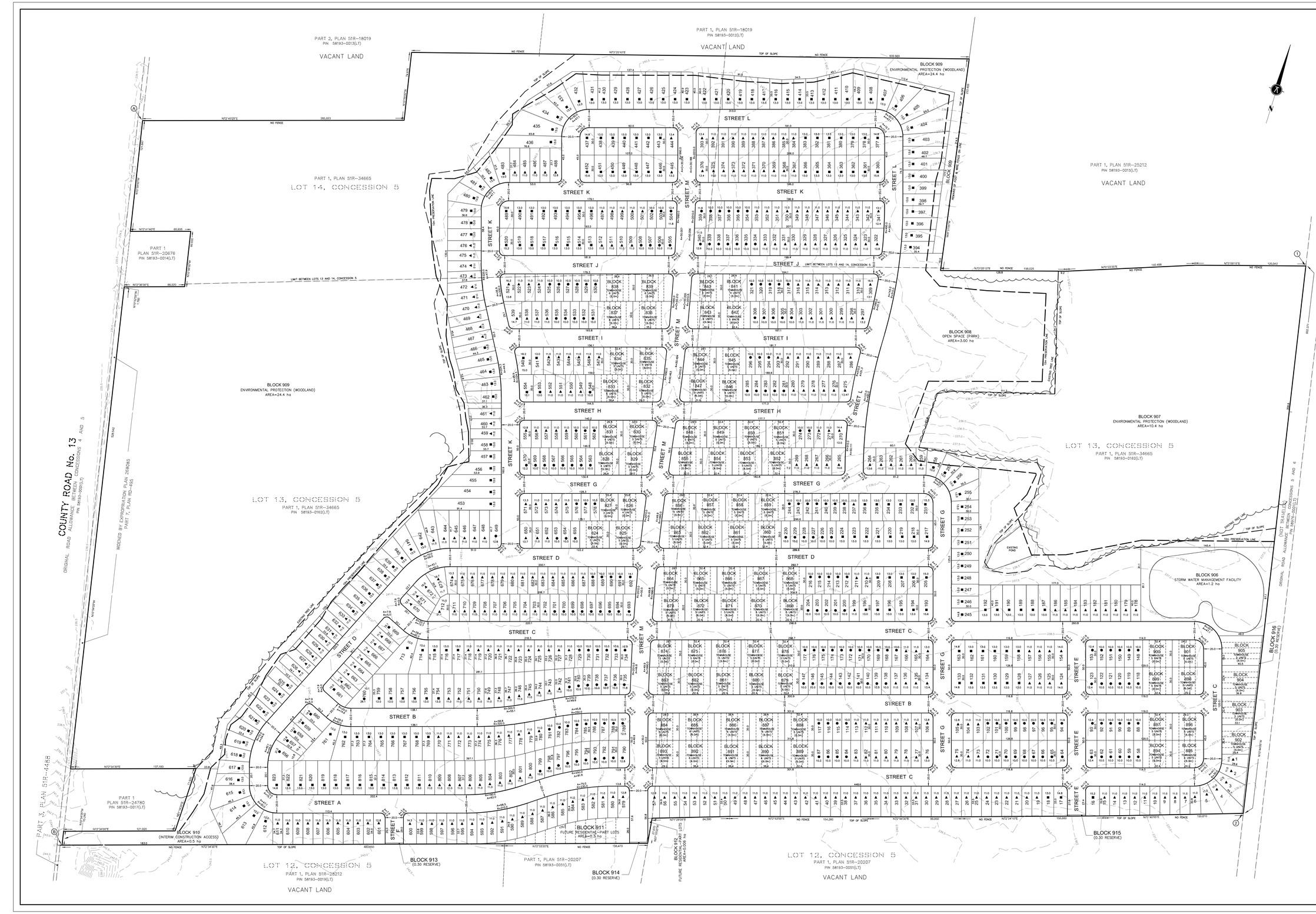

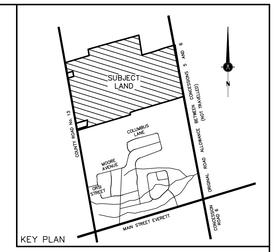

DRAFT PLAN OF SUBDIVISION
PART OF LOTS 13 AND 14 CONCESSION 5

(GEOGRAPHIC TOWNSHIP OF TOSORONTIO)

TOWNSHIP OF ADJALA-TOSORONTIO
COUNTY OF SIMCOE

SCALE 1:1250

0 25 50 75 100 125m

KROMAR SURVEYORS LTD. 2021

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

BEARING

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B' USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE. (NAD 83 (CSRS)(2010)).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999491

INTEGRATION DATA

6° UTM ZONE 17 COORDINATES
NAD 83 (CSRS)(2010) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)
THE UTM COORDINATES SHOWN HEREON HAVE BEEN DERIVED TO COMPLY WITH SUBSECTION 14(2) OF ONTARIO REGULATION 216/10 PASSED UNDER THE SURVEYORS ACT.

OBSERVED REFERENCE POINTS		
MONUMENT ID.	NORTHING	EASTING
(A) SIB(7.38)	4 895 593.78	584 293.44
(B) SIB(7.38)	4 894 811.56	584 444.27
REFERENCE POINTS		
POINT	NORTHING	EASTING
1	4 895 818.97	585 554.29
2	4 895 227.44	585 666.43

COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT.

A) AS SHOWN ON DRAFT PLAN
B) AS SHOWN ON KEY PLAN
C) AS SHOWN ON THE KEY PLAN
D) AS SHOWN IN LAND USE SCHEDULE
E) AS SHOWN ON DRAFT PLAN
F) AS SHOWN ON DRAFT PLAN
G) AS SHOWN ON DRAFT PLAN
H) MUNICIPAL SERVICES TO BE PROVIDED
I) CLAY LOAM
J) AS SHOWN ON DRAFT PLAN
K) MUNICIPAL SERVICES TO BE PROVIDED
L) AS SHOWN ON DRAFT PLAN

DEVELOPMENT STATISTICS TABLE

RESIDENTIAL LOTS	LOTS	AREA
10.0m SINGLES ●	213	6.6 ha
11.0m SINGLES ▲	380	14.0 ha
13.0m SINGLES ■	230	11.4 ha
6.0m TOWNHOUSES	BLOCK 824 TO 905 (415 UNITS)	8.3 ha
STORM WATER MANAGEMENT FACILITY	BLOCK 906	1.2 ha
ENVIRONMENTAL PROTECTION (WOODLAND)	BLOCK 907	10.4 ha
OPEN SPACE (PARK)	BLOCK 908	3.00 ha
ENVIRONMENTAL PROTECTION (WOODLAND)	BLOCK 909	24.4 ha
INTERIM CONSTRUCTION ACCESS)	BLOCK 910	0.5 ha
FUTURE RESIDENTIAL-PART LOTS	BLOCKS 911 AND 912	0.3 ha
0.30 RESERVES	BLOCKS 913 TO 916	0.01 ha
ROADS (STREET 'A' TO 'L')		16.5 ha
TOTAL AREA OF SUBDIVISION		96.6 ha

ROAD

20.00 m R.O.W. 8070m

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.

DATE MAY 3, 2021

TOM KROMAR
Kromar Surveyors Ltd.
Ontario Land Surveyors

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE KROMAR SURVEYORS LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

FAR SIGHT INVESTMENTS LIMITED

DATE MAY 3, 2021

RICHARD SCHICKEDANZ — A.S.O.
"I HAVE AUTHORITY TO BIND THE CORPORATION"

PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

FIELD:	DRAWN: S.D.	CHECKED:	JOB NO: 20-539
DWG NAME: 20-539COM01	PLOT INFO:	09:22:05 May/2021	WORK ORDER NO: 34353

1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.kromar.ca

KROMAR