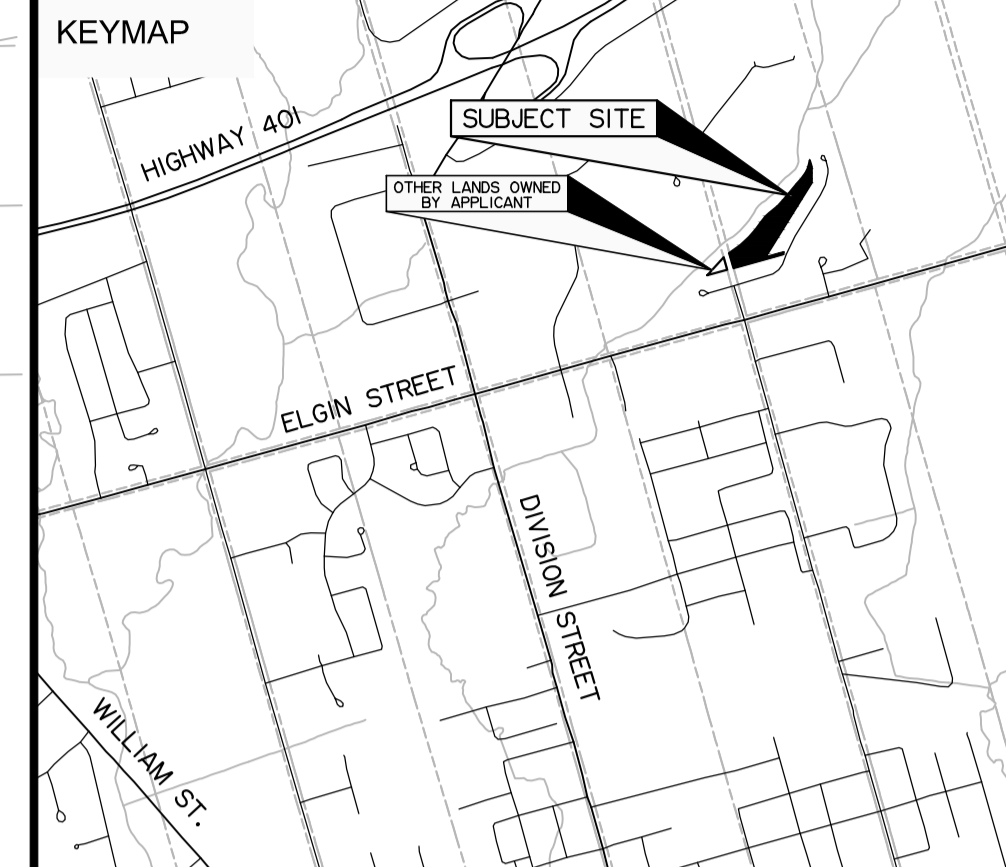
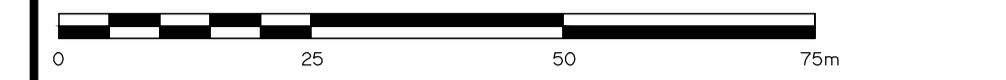


SCALE = 1:750 METRIC



LANDUSE SCHEDULE

LAND USE	AREA(m ²)	AREA%	UNITS
BLOCKS 1-23 - FREEHOLD SINGLE DETACHED LOTS (R2 ZONE) 15.0m MIN. FRONTAGE MIN. LOT AREA 485.2m ²	13321.6	66.9	23
BLOCK 24 - LAND TO BE DEDICATED TO THE MUNICIPALITY	117.6	0.6	
BLOCK 25 - COMMON ELEMENT (PROPOSED ROAD, 6 VISITOR PARKING SPACES, STORM WATER & PRIVATE AMENITY AREA)	6121.6	30.7	
BLOCK 26 - EXISTING BELL EASEMENT	355.3	1.8	
SITE TOTAL	19916.1m²	100.0%	23

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.**
- (a) SEE SURVEYORS CERTIFICATE.
 - (b) AS SHOWN ON DRAFT PLAN.
 - (c) AS SHOWN ON DRAFT PLAN.
 - (d) SEE LAND USE SUMMARY
 - (e) SEE DRAFT PLAN
 - (f) AS SHOWN ON DRAFT PLAN.
 - (g) AS SHOWN ON DRAFT PLAN.
 - (h) MUNICIPAL WATER AND SANITARY SEWER SANDY LOAM
 - (i) AS SHOWN ON DRAFT PLAN.
 - (j) AS SHOWN ON DRAFT PLAN.
 - (k) GARBAGE COLLECTION, FIRE PROTECTION
 - (l) AS SHOWN ON DRAFT PLAN.

OWNERS CERTIFICATE
 I AUTHORIZE RFA PLANNING CONSULTANT INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF COBOURG.

Al LeBlanc *Feb 6th 2014*
 AL LEBLANC DATE
 LEBLANC ENTERPRISES, 2020910 ONTARIO LTD.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

C. Cranch *Feb 10 / 14*
 CRYSTAL CRANCH DATE
 ONTARIO LAND SURVEYOR.

IVAN B. WALLACE
 ONTARIO LAND SURVEYOR LTD.
 71 MEARNS COURT, UNIT #1, BOWMANVILLE, ONTARIO, L1C 4N4
 (905) 623-2205, 1-800-667-0696

NO.	DESCRIPTION	DATE	BY
3	LOT 1 AND COMMON ELEMENT REVISED FOR SWM STORAGE	JAN. 16/18	R.F.A.
2	REVISED TURNAROUND AND LOT 15	DEC. 22/15	R.F.A.
1	SUBMISSION FOR APPROVAL	FEB. 14/14	R.F.A.

DRAWN BY: L.B. CHECKED BY: R.F.A. DATE: FEBRUARY 6, 2014 SCALE: 1:750

METRIC NOTE: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE: BOUNDARY SURVEY, CONTOURS AND DETAILED TOPOGRAPHIC DATA, INCLUDING CREEK BED AND TOP OF BANK, PREPARED BY IVAN B. WALLACE, ONTARIO LAND SURVEYOR LTD. (AUGUST 20, 2013)

