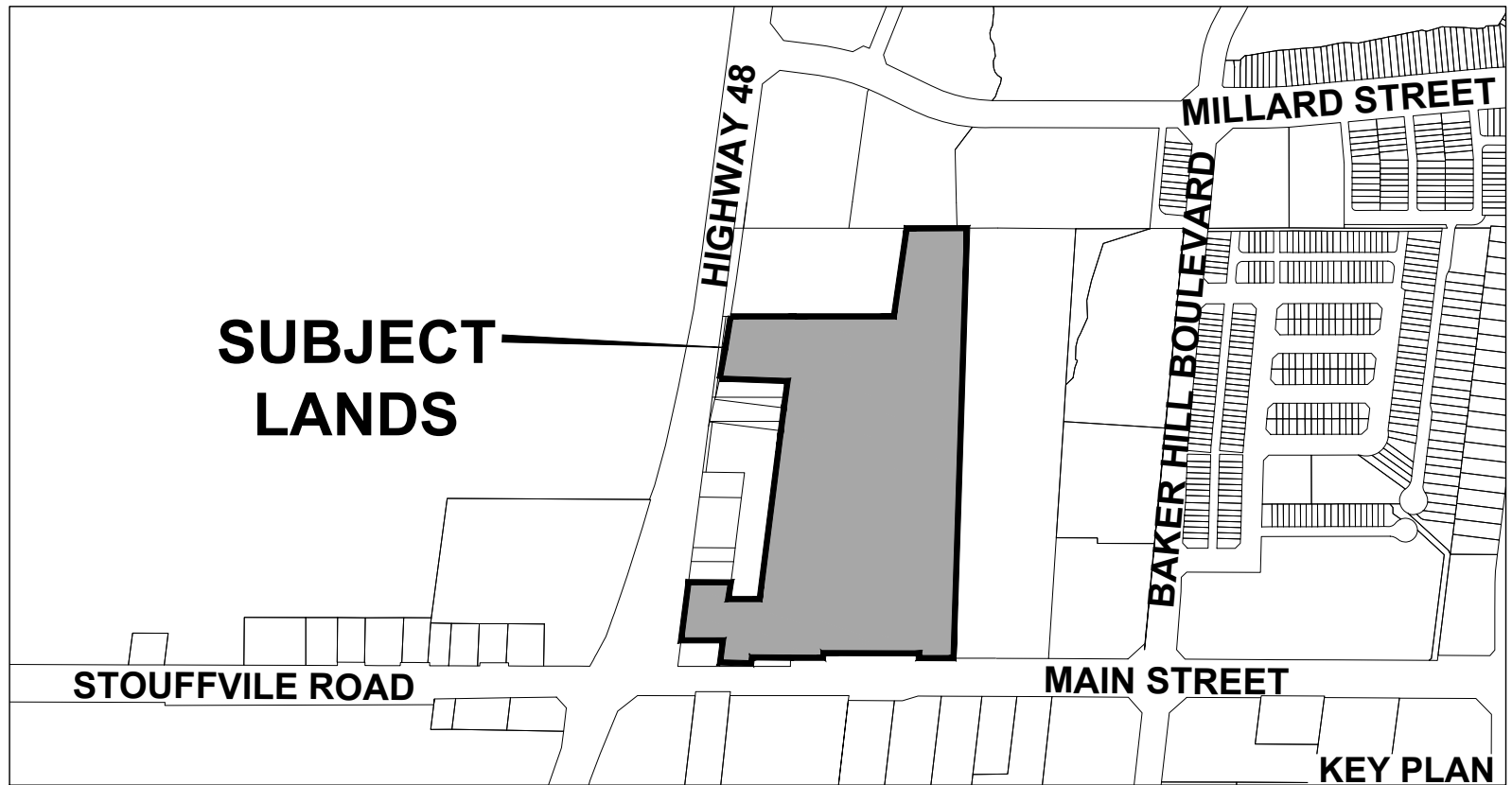
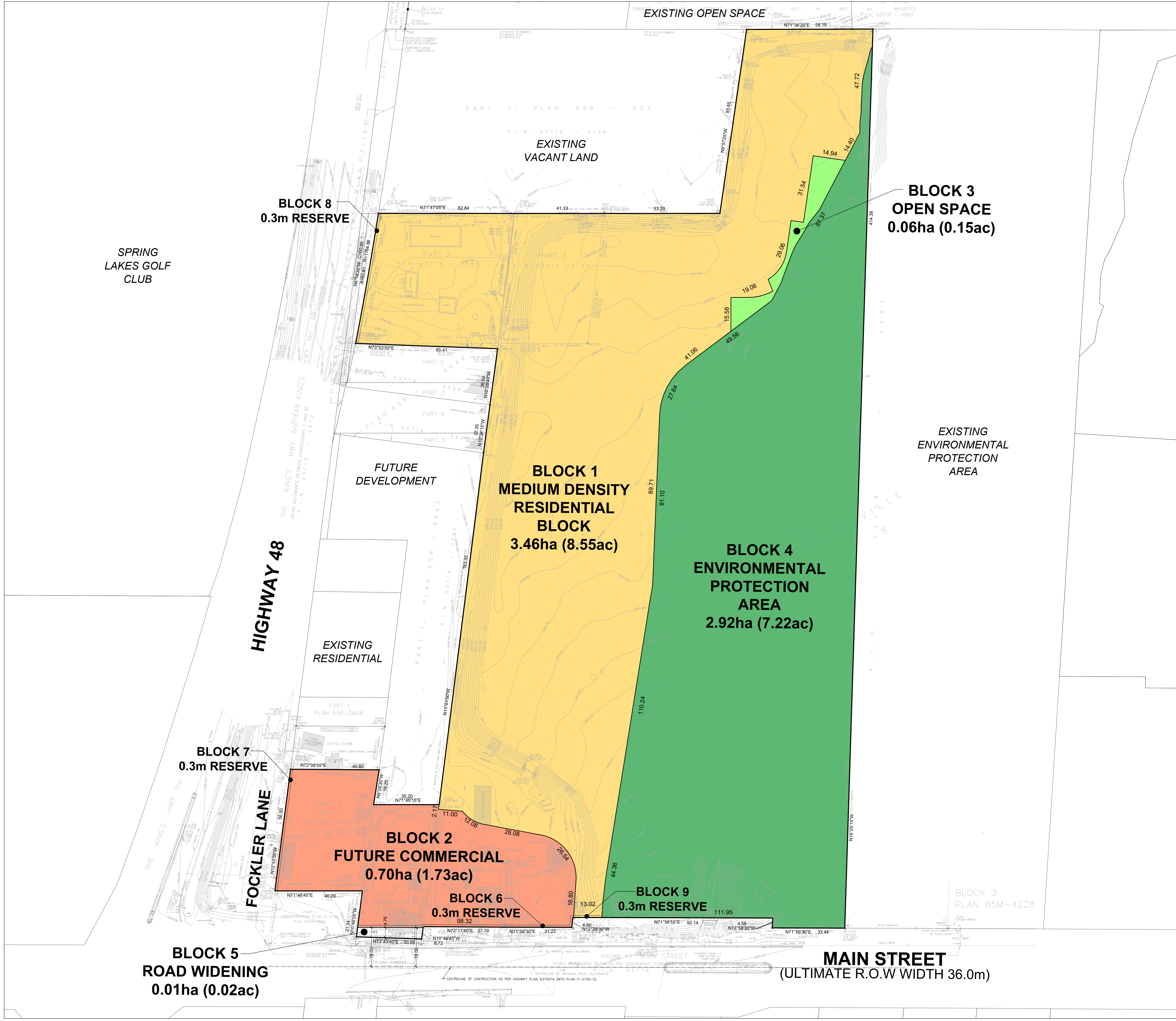




DRAFT PLAN OF SUBDIVISION CITY PARK HOMES (STOUFFVILLE) INC. 12371 HIGHWAY 48 & 5262-5318 MAIN STREET

PART OF LOT 1, CONCESSION 8
(GEOGRAPHIC TOWNSHIP OF WHITCHURCH)
TOWN OF WHITCHURCH-STOUFFVILLE
REGIONAL MUNICIPALITY OF YORK

OWNERS CERTIFICATE
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF WHITCHURCH-STOUFFVILLE FOR APPROVAL.

SIGNED _____ DATE _____
CHRISTOPHER ZEPPA
CITY PARK HOMES (STOUFFVILLE) INC.

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED C. P. Edward DATE AUGUST 26, 2026
C. P. EDWARD O.L.S.
R-PE SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 CHRISLEA ROAD, SUITE 7
WOODBIDGE, ONTARIO, L4L 8A3

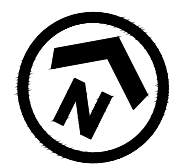
ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G, J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	BLOCKS	AREA (ha)	AREA (ac)
MEDIUM DENSITY RESIDENTIAL BLOCK	1	3.46	8.55
FUTURE COMMERCIAL	2	0.70	1.73
OPEN SPACE	3	0.06	0.15
ENVIRONMENTAL PROTECTION AREA	4	2.92	7.22
ROAD WIDENING	5	0.01	0.02
0.30m RESERVE	6-9	0.01	0.02
TOTAL	9	7.16	17.69

NOTES
- EXISTING BUILDINGS & PARKING AREAS TO BE DEMOLISHED.
- ROAD WIDENING TAKEN FROM CENTERLINE OF CONSTRUCTION AS PER HIGHWAY PLAN A37507A (MTO PLAN P-2735-5)



SCALE: 1:800
(24 x 36)
SEPTEMBER 9, 2026