

DRAFT PLAN OF SUBDIVISION

Part of Lot 24,
Concession 4
City of Markham
Regional Municipality of York

KEY PLAN



SUBJECT PROPERTY

SCHEDULE OF LAND USE

LOT/BLOCK	LAND USE	UNITS	AREA (ha)
1-12	Min 6.7m x 4.5m Back to Back Townhouses	B	1.04
13-31	Min 4.5m x 12.25m Rear Lane Townhouses	O	1.67
32	Secondary School		3.40
33	Park		1.13
34	Park / Storm Water Management Facility		0.87
35	Medium Density Residential		2.19
36	High Density Residential		1.72
37	Medium Density Residential		1.60
38	Future Development		0.03
39	Power Walkway		0.50
40-44	0.3m Reserves		0.02
47	Walkway		0.01
Street 1 (D)	30.5m Right of Way		486 m
Street 2 (D)	24.5m Right of Way		371 m
Streets 3-9	18.5m Right of Way		1,411 m
Lanes A-D	8.5m Right of Way		391 m
		1,444	26.22

OWNER'S AUTHORIZATION

I hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the City of Markham.

TH (WARDEN) DEVELOPMENTS (BT) INC.
Date
November 30, 2022

SURVEYOR'S CERTIFICATE

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

S. GOONEMARDENA, G.L.S.
R.P.E. SURVEYING LTD.
Date
November 30, 2022

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13(R.S.O. 1990).

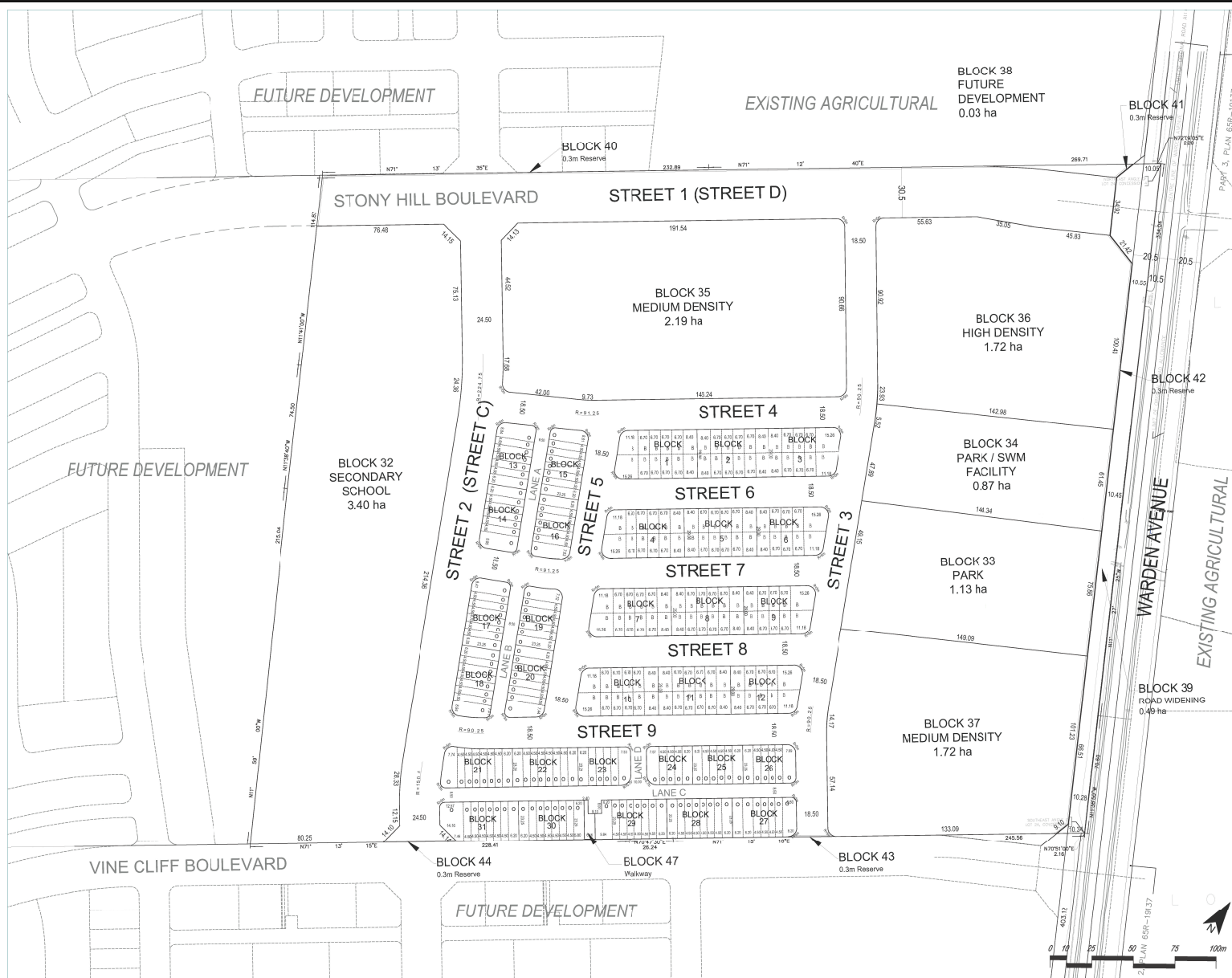
- (a), (e), (f), (g), (i), (j) - As shown on the Draft Plan.
- (b), (c) - As shown on the Draft and Key Plan.
- (d) - Land to be used in accordance with the Schedule of Land Use.
- (i) - Soil is silt and clay loam.
- (h), (k) - Full municipal services to be provided.

Prepared For:

TH (WARDEN) DEVELOPMENTS (BT) INC.

MGP File No. 21-3176
Date: November 30, 2022

MGP
Malone Given
Parsons
Ltd.
1400 Highway 7 East, Suite 100, Markham, Ontario L3R 9V7
416-499-8888



DRAFT PLAN OF SUBDIVISION

APPLICANT: TH (Warden) Developments (BT) Inc.
10506 & 10508 Warden Avenue, Markham
FILE No. PLAN 22 265291

\\markham.ca\data\Devsrv\Geomatics\New Operation\2023 Agenda\PLAN\PLAN22_265291\PLAN22_265291 Figures.aprx

Drawn By: AM Checked By: HM



DEVELOPMENT SERVICES COMMISSION

Date: 12/4/2023

FIGURE No. 5