



**DRAFT PLAN OF SUBDIVISION  
BRIDGEBROOK CORP**

FILE # xxxxxxxx

7370 CENTRE ROAD  
PARTS 1 & 2 OF LOT 33, CONCESSION 6  
TOWNSHIP OF UXBRIDGE,  
REGIONAL MUNICIPALITY OF DURHAM



Date: March 24, 2021

**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: *H. F. Grandeur*  
H. F. GRANDER, OLS  
H. F. GRANDER CO. LTD.  
1575 HIGHWAY 7A WEST, UNIT 2A  
PORT PERRY, ON, L9L 1A6  
PHONE: 905-985-3600  
EMAIL: hfg@hfgols.ca

DATE: March 25, 2021

**OWNER'S AUTHORIZATION**

I AUTHORIZE MDTR GROUP TO PREPARE AND SUBMIT THIS PLAN FOR DRAFT APPROVAL.

SIGNED: *John Spina*  
JOHN SPINA, ASO  
BRIDGEBROOK CORP.  
7681 HWY 27 UNIT 16,  
WOODBRIIDGE, ONTARIO  
L4L 4M5

DATE: March 24, 2021

**ADDITIONAL INFORMATION**

(UNDER SECTION 51(17) OF THE PLANNING ACT)  
INFORMATION REQUIRED BY CLAUSES A,B,C,E,F,G,J, & L  
ARE SHOWN ON THE DRAFT AND KEY PLANS.  
D) REFER TO THE LAND USE SCHEDULE HEREIN  
H) MUNICIPAL WATER SERVICING TO BE PROVIDED  
I) SILTY CLAY/SILTY CLAY TILL, SILTY SAND TILL, SANDY SILT/SILT, AND SAND  
K) MUNICIPAL STORM SEWERS TO BE PROVIDED

**NOTES**

- LIMIT OF DAYLIGHTING TRIANGLES TO BE 30 METRES FROM MINIMUM TANGENT LENGTH AT INTERSECTIONS AS REQUIRED BY THE TOWNSHIP OF UXBRIDGE DESIGN CRITERA AND STANDARDS (2016)
- PAVEMENT ILLUSTRATION IS DIAGRAMMATIC ONLY
- TOP OF SLOPE AND WETLANDS AS STAKED JULY 24, 2020
- DRIPLINE STAKED JUNE 24, 2020
- ALL MEASUREMENTS MADE USING METRIC SYSTEM

LAND USE SCHEDULE	LOT/BLOCK NO.	UNITS	AREA (ha.)
SINGLE DETACHED 1 (MIN. 11.5m)	1-32, 65-113, 131-148, 178-241, 279-280, 301-302, 351-352, 363-364, 447-460, 472-485, 494-521	215	9.06
SINGLE DETACHED 2 (MIN. 10.4m)	33-64, 114-118, 149-153, 254-300, 303-350, 353-362, 365-446, 461-471, 486-493	246	8.05
LINKS (MIN. 11m)	119-130, 134-145, 154-177, 242-253	60	1.87
TOWNHOUSES	522-531	67	1.29
PARK	532		1.70
NATURAL HERITAGE SYSTEM AND BUFFER	533-536		5.86
STORM WATER MANAGEMENT FACILITY	537, 538		2.06
20m ROADS			10.00
3m WALKWAY	539, 540		0.02
<b>TOTAL</b>		<b>588</b>	<b>39.9</b>

**KEY PLAN**

