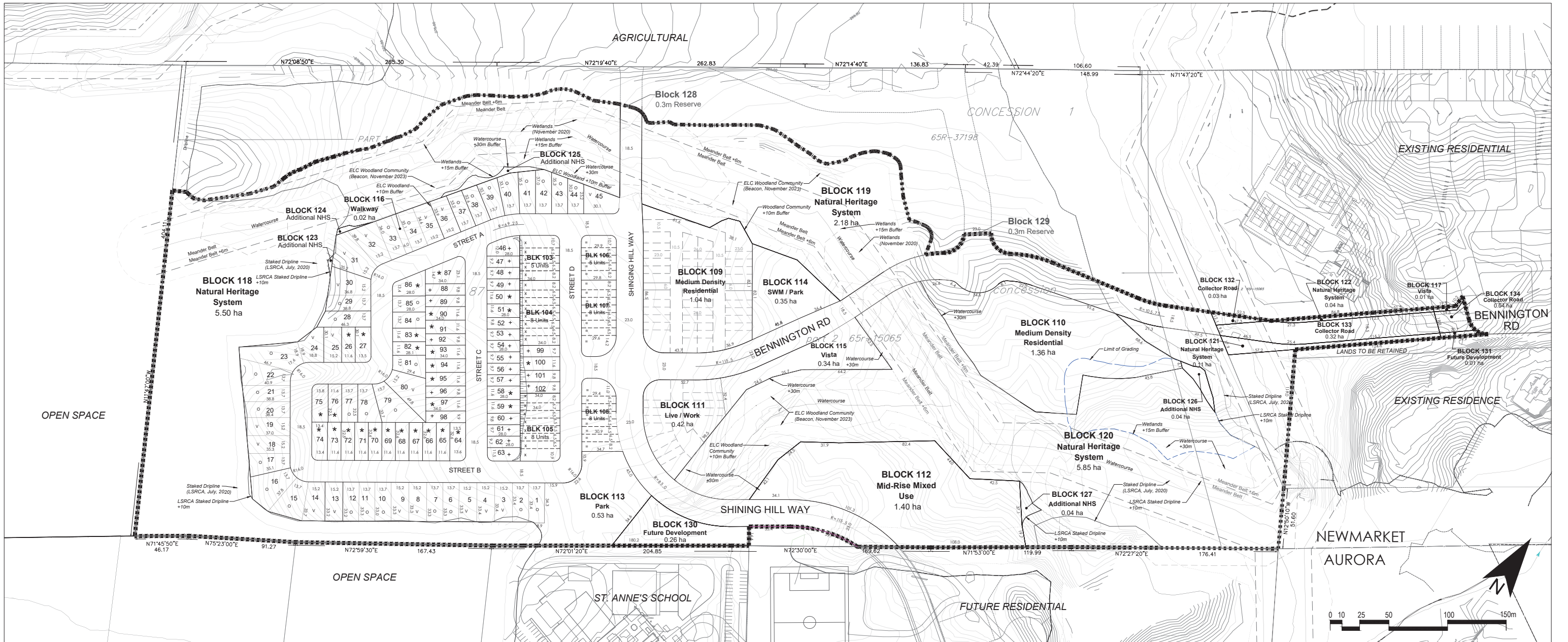
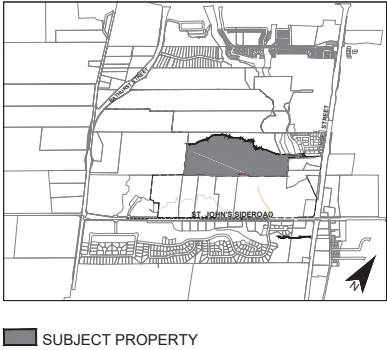




DRAFT PLAN OF SUBDIVISION

Part of Lot 87
Concession 1
Town of Newmarket
Regional Municipality of York

KEY PLAN



SCHEDULE OF LAND USE

LOT/BLOCK	LAND USE	UNITS	AREA (ha)
1-102	Single Detached Min. 15.24m Street Access	v	18 1.05
	Single Detached Min. 13.7m Street Access	o	32 1.69
	Single Detached Min. 11.6m Street Access	*	29 1.12
	Single Detached Min. 9.75m Street Access	+	23 0.70
103-105	Townhouses Min. 6.5m Street Access	x	21 0.51
106-108	Townhouses Min. 6.5m Rear Access	=	21 0.48
109-110	Medium Density Residential (Height 3-6 Storeys, FSI 0.75-2.0)	118 - 177	2.40
111	Live / Work (Height 3-6 Storeys, FSI 0.75-2.0)	7 - 23	0.42
112	Mid-Rise Mixed Use (Height 4-8 Storeys, FSI 2.0-4.0)	200 - 500	1.40
113	Park		0.53
114	Park / Stormwater Management Facility		0.35
115-117	Vista / Walkway		0.36
118-122	Natural Heritage System		13.69
123-127	Additional Natural Heritage System		0.11
128-129	0.3m Reserves		0.01
130-131	Future Development		0.28
132-134	Collector Road		0.41
Shining Hill Way and Bennington Rd.	23.0m Road	810 m	1.95
Shining Hill Way & Bennington Rd. & St. A-E	18.5m Road	1,330 m	2.44
TOTAL	TOTAL	2,140 m	469 - 844 29.90

OWNER'S AUTHORIZATION

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

SHINING HILL ESTATE COLLECTION INC. Date

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.

LLOYD & PURCELL Date

ADDITIONAL INFORMATION

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

- (a),(e),(f),(g),(j),(l) - As shown of 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 topsoil, clayey silt, silt, sandy silt to silty sand, clayey silt till, sandy silt till and silty sand.
- (h),(k) - Full municipal services to be provided.

Date	Revision	By

MGP File No.: 23-3232
Date: June 2, 2025