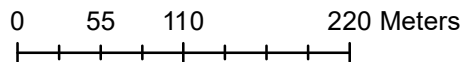


LOCATION MAP



SUBJECT LAND



Site Photos

S/S Old Homestead Road
Facing South



S/S Old Homestead Road
Facing West



S/S Old Homestead Road
Facing South



S/S Old Homestead Road
Facing East



LOT	RADIUS	ARC	CHORD	BEARING
LOT 23	61.000	8.482	8.475	N 14°15'00" W
LOT 24	23.000	15.847	15.842	N 52°30'00" E
LOT 25	23.000	15.846	15.838	N 12°25'00" E
LOT 26	23.000	15.846	15.877	N 67°45'00" E
LOT 27	18.000	10.989	10.978	N 12°25'00" E
LOT 28	23.000	15.847	15.862	N 67°45'00" E
LOT 29	23.000	15.846	15.773	N 42°45'00" E
LOT 30	23.000	15.846	15.224	N 17°30'00" E
LOT 31	5.000	7.854	7.071	N 26°45'00" E



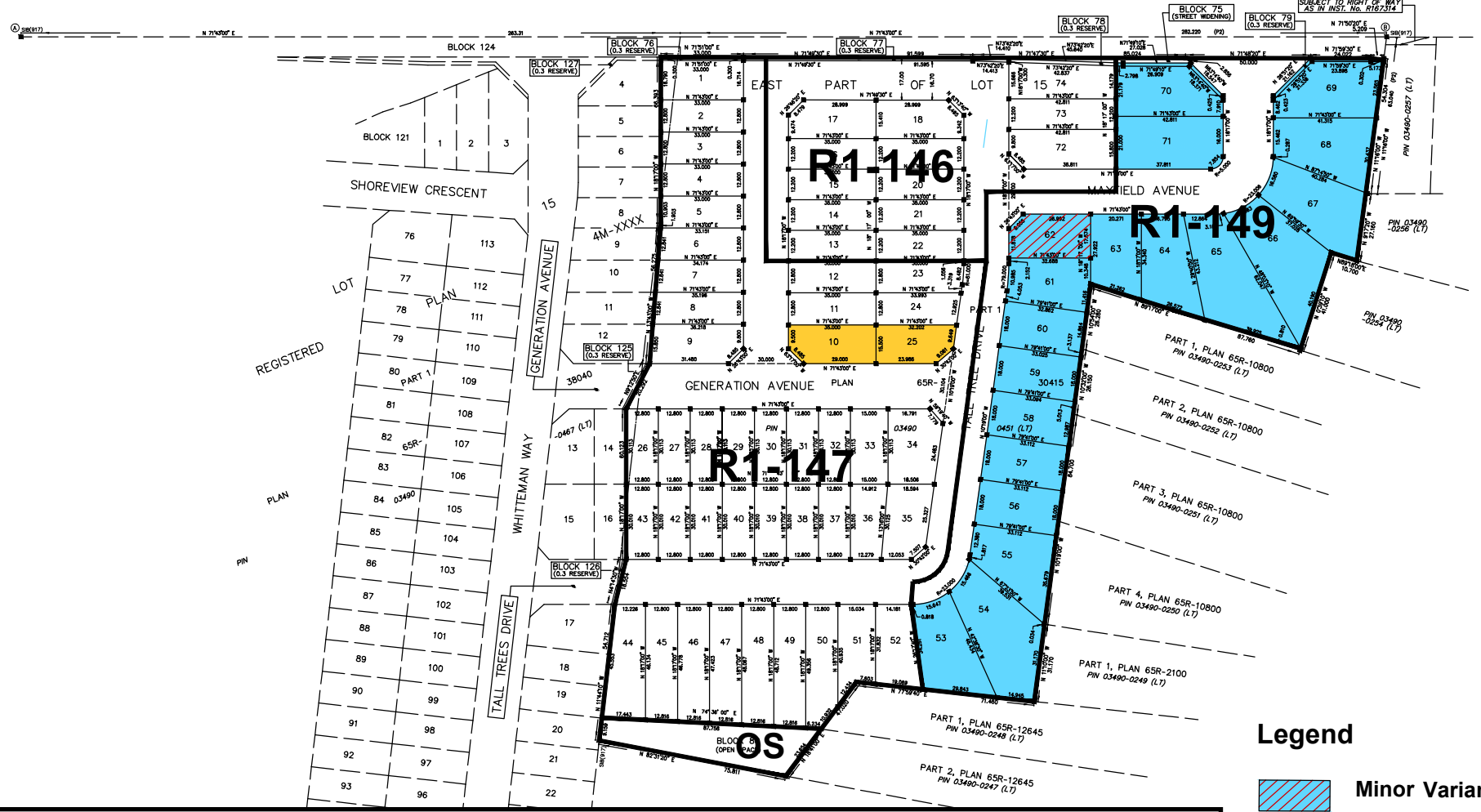
MINOR VARIANCE KEY MAP MIDDLEBURG DEVELOPMENT INC.

PLAN 65M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF YORK REGION (No. 65) AT _____ O'CLOCK ON THE _____ DAY OF _____ AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 03490-0467(L1) AND 03490-0451 (L1) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. _____

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF YORK REGION (No. 65)

OLD HOMESTEAD ROAD (REGIONAL ROAD 79)
(ROAD ALLOWANCE BETWEEN LOTS 15 AND 16 CONCESSION 3)
PIN 03492-0002 (L1)



THIS PLAN COMPRISES ALL OF PIN 03490-0451 (L1) AND PART OF PIN 03490-0467 (L1)

PLAN OF SUBDIVISION OF PART OF EAST PART OF LOT 15 AND PART OF WEST PART LOT 15, CONCESSION 3 (CLOSED BY BY-LAW 91-82(PWO-2), INST R579622) GEOGRAPHIC TOWNSHIP OF NORTH GUILLMURBY NOW IN THE TOWN OF GEORGINA REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 750

J.D. BARNES LIMITED

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVING BY 0.3048

OWNER'S CERTIFICATE
PIN 03490-0451 (L1)

THIS IS TO CERTIFY THAT:

- PART OF LOTS 1 TO 8, BOTH INCLUSIVE, ALL OF LOTS 4 TO 25, BOTH INCLUSIVE, PART OF LOT 26, ALL OF LOTS 27 TO 42, BOTH INCLUSIVE, PART OF LOT 43, ALL OF LOTS 44 TO 74, BOTH INCLUSIVE, THE STREETS, NAMELY TALL TREES DRIVE, MANFIELD AVENUE AND PART OF GENERATION AVENUE, THE STREET WIDTHS, NAMELY BLOCK 76, HAVE BEEN LAD OUT IN ACCORDANCE WITH THE INSTRUCTIONS.
- THE STREETS ARE DEDICATED TO THE CORPORATION OF THE TOWN OF GEORGINA AS PUBLIC HIGHWAY.
- THE STREET WIDTHING IS DEDICATED TO THE REGIONAL MUNICIPALITY OF YORK AS PUBLIC HIGHWAY.

DATED THIS _____ DAY OF _____

MIDDLEBURG DEVELOPMENTS INC.

POSITION _____

I HAVE THE AUTHORITY TO BIND THE CORPORATION

OWNER'S CERTIFICATE
PIN 03490-0467 (L1)

THIS IS TO CERTIFY THAT:

- PART OF LOTS 1 TO 8, BOTH INCLUSIVE, PART OF LOT 26, PART OF LOT 43, PART OF THE STREET, NAMELY GENERATION AVENUE, PART OF THE 0.3 RESERVE, NAMELY BLOCK 76, HAVE BEEN LAD OUT IN ACCORDANCE WITH THE INSTRUCTIONS.
- THE STREET IS DEDICATED TO THE CORPORATION OF THE TOWN OF GEORGINA AS PUBLIC HIGHWAY.

DATED THIS _____ DAY OF _____

GREYSTONE (HOMESTEAD) LIMITED

POSITION _____

I HAVE THE AUTHORITY TO BIND THE CORPORATION

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY MEANS OF THE NETWORK (W/N) OBSERVATIONS, UTM ZONE 17, NAD83 (CGRS) (2011.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 0.9995.

FOR BEARING COMPARISONS, A ROTATION OF 271°00' COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 65R-30415.

INTEGRATION DATA

POINT ID	EASTING	NORTHING
ORP (A)	621 582.52	4 900 773.54
ORP (B)	622 100.39	4 900 844.63

COORDINATES CANNOT, BY THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT BETWEEN ORP (A) AND ORP (B) IS 545.55 N 71°42'00" E

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SB DENOTES STANDARD IRON BAR
- SBP DENOTES SHORT STANCHION IRON BAR
- PE DENOTES PLASTIC BAR
- ME DENOTES METEORITE
- PEAS DENOTES PLAN 65R-38540
- P1 DENOTES PLAN 65R-38415
- P2 DENOTES PLAN 65R-38414
- P3 DENOTES PLAN 65R-38414
- P4 DENOTES PLAN 65R-38414
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Variance 1 Lot 62: Section 7.5.106 a): To permit a frontage of 17.5 metres whereas a minimum lot frontage of 21 metres is required.

Variance 2 Lots 10 and 25: Section 7.5.106 a): To permit a frontage of 15.5 metres whereas a minimum lot frontage of 15.8 metres is required.

Variance 3 Lot 62: Section 7.5.106 a): To permit a lot area of 570 square metres whereas a minimum lot area of 630 square metres is required.

Variance 4 Lots 53-71: Section 7.5.106 b) ii): To permit a maximum width of 9 metres whereas a maximum width of 6 metres is permitted.

Legend

- Minor Variance Request #1 & #3
- Minor Variance Request #2
- Minor Variance Request #4

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, c.P.13.

THIS _____ DAY OF _____

HAROLD LENTERS, WOP 899
DIRECTOR OF DEVELOPMENT SERVICES

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON _____ 202.

PRELIMINARY

DATE _____

MICHAEL J. GORMAN
OUTAOUA LAND SURVEYOR

