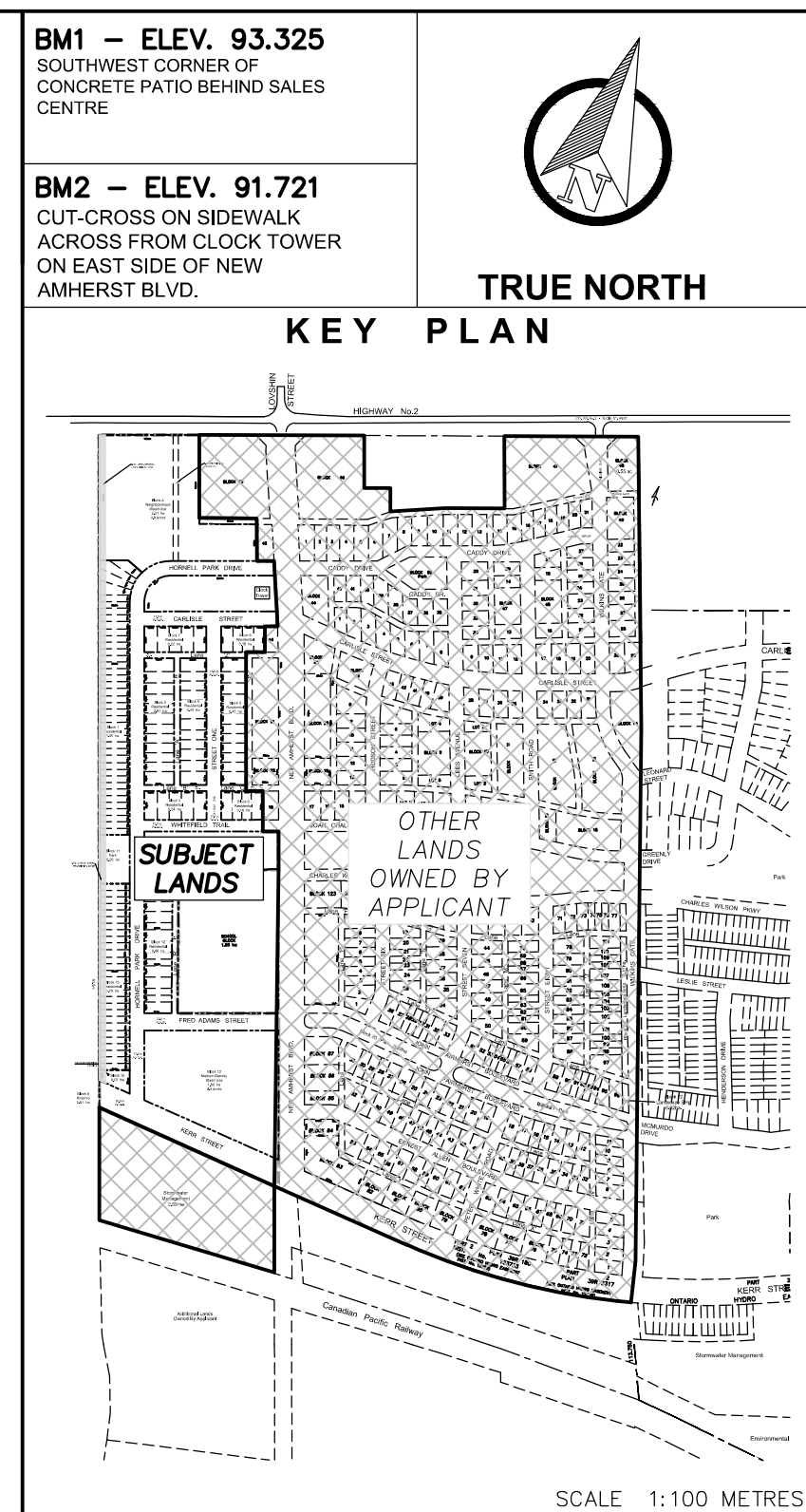


**Summary Chart - Section 51(17) Planning Act**

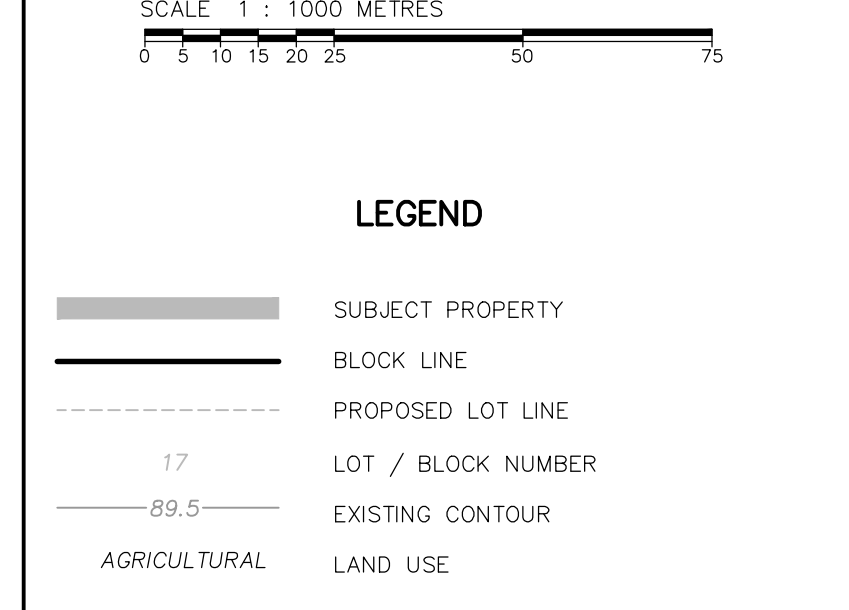
(a) the boundaries of the land proposed to be subdivided, certified by an Ontario land surveyor;	As referenced on Draft Plan
(b) the locations, widths and names of the proposed highways within the proposed subdivision and of existing highways on which the proposed subdivision abuts;	As referenced on Draft Plan
(c) on a small key plan, on a scale of not less than one centimetre to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which the land forms the whole or part;	As referenced on Draft Plan
(d) the purpose for which the proposed lots are to be used;	As referenced in Land Use Schedule on Draft Plan
(e) the existing uses of all adjoining lands;	As referenced on Draft Plan
(f) the approximate dimensions and layout of the proposed lots;	As referenced on Draft Plan
(g) if any affordable housing units are being proposed, the shape and dimensions of each proposed affordable housing unit and the approximate location of each proposed affordable housing unit in relation to other proposed residential units;	Refer to Planning Justification Report
(h) natural and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands and wooded areas within or adjacent to the land proposed to be subdivided;	As referenced on Draft Plan
(i) the availability and nature of domestic water supplies;	Municipal water services
(j) the nature and porosity of the soil;	Soil profile is composed of compacted fill overlain with silt and clay, further underlain by sandy silt fill with pebbles, cobbles and occasionally boulders. (Refer to Geotechnical Investigation Report by GHD, dated June 11, 2022)
(k) existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided;	As referenced on Draft Plan
(l) the nature and extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements, 1994, c. 23, s. 30, 1996, c. 4, s. 29 (3), 2016, c. 25, Sched. 4, s. 8 (1);	Refer to Stormwater Management Implementation Report by D.M. Wills (March 2019) and Planning Justification Report by D.M. Wills (February 2022). Solid Waste Recycling services, EMS, snow removal
(m) the nature and extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements, 1994, c. 23, s. 30, 1996, c. 4, s. 29 (3), 2016, c. 25, Sched. 4, s. 8 (1);	No Restrictions On-Site

**LAND USE SCHEDULE**

Block	Lot	Lot Area		Frontage		Intended Use
		ha	acre	m	ft	
Block 1	1	0.03	0.08	10.63	34.9	Semi-Detached
	2	0.05	0.11	7.65	25.7	Semi-Detached
	3	0.04	0.10	7.85	25.7	Semi-Detached
	4	0.04	0.11	8.09	26.5	Semi-Detached
	5	0.03	0.07	7.62	25.0	Semi-Detached
	6	0.03	0.07	7.60	24.9	Semi-Detached
	7	0.03	0.07	7.60	24.9	Semi-Detached
	8	0.03	0.07	7.90	25.9	Semi-Detached
	9	0.03	0.08	7.60	24.9	Semi-Detached
	10	0.03	0.07	7.60	24.9	Semi-Detached
	11	0.03	0.07	7.60	24.9	Semi-Detached
	12	0.03	0.07	7.60	24.9	Semi-Detached
	13	0.03	0.07	7.60	24.9	Semi-Detached
	14	0.03	0.07	7.60	24.9	Semi-Detached
	15	0.03	0.07	7.60	24.9	Semi-Detached
	16	0.03	0.07	7.60	24.9	Semi-Detached
	17	0.03	0.07	7.60	24.9	Semi-Detached
	18	0.03	0.07	7.90	25.9	Semi-Detached
	19	0.03	0.08	8.90	29.2	Semi-Detached
	20	0.03	0.07	7.60	24.9	Semi-Detached
	21	0.03	0.07	7.60	24.9	Semi-Detached
	22	0.03	0.07	7.60	24.9	Semi-Detached
	23	0.03	0.07	7.60	24.9	Semi-Detached
	24	0.03	0.07	7.60	24.9	Semi-Detached
	25	0.03	0.07	7.60	24.9	Semi-Detached
	26	0.03	0.07	7.60	24.9	Semi-Detached
	27	0.03	0.07	7.60	24.9	Semi-Detached
	28	0.03	0.07	7.60	24.9	Semi-Detached
	29	0.03	0.08	8.90	29.2	Semi-Detached
	30	0.03	0.07	7.60	24.9	Semi-Detached
	31	0.03	0.07	7.60	24.9	Semi-Detached
	32	0.03	0.07	7.60	24.9	Semi-Detached
	33	0.03	0.07	7.60	24.9	Semi-Detached
	34	0.03	0.07	7.60	24.9	Semi-Detached
	35	0.03	0.07	7.60	24.9	Semi-Detached
	36	0.03	0.07	7.60	24.9	Semi-Detached
	37	0.03	0.07	7.60	24.9	Semi-Detached
	38	0.03	0.07	7.60	24.9	Semi-Detached
	39	0.03	0.07	7.60	24.9	Semi-Detached
	40	0.03	0.07	7.60	24.9	Semi-Detached
Block 11	41	0.03	0.07	7.60	24.9	Semi-Detached
	42	0.03	0.07	7.60	24.9	Semi-Detached
	43	0.03	0.07	7.60	24.9	Semi-Detached
	44	0.03	0.07	7.60	24.9	Semi-Detached
	45	0.03	0.07	7.60	24.9	Semi-Detached
	46	0.03	0.07	7.60	24.9	Semi-Detached
	47	0.03	0.07	7.60	24.9	Semi-Detached
	48	0.03	0.07	7.60	24.9	Semi-Detached
Block 15	49	0.03	0.07	7.60	24.9	Semi-Detached
	50	0.03	0.07	7.60	24.9	Semi-Detached
	51	0.03	0.08	8.90	29.2	Semi-Detached
	52	0.03	0.07	7.60	24.9	Semi-Detached
	53	0.03	0.07	7.60	24.9	Semi-Detached
	54	0.03	0.07	7.60	24.9	Semi-Detached
	55	0.03	0.07	7.60	24.9	Semi-Detached
	56	0.03	0.07	7.60	24.9	Semi-Detached
Block 16	57	0.03	0.07	7.60	24.9	Semi-Detached
	58	0.03	0.07	7.60	24.9	Semi-Detached
	59	0.03	0.07	7.60	24.9	Semi-Detached
	60	0.03	0.07	7.60	24.9	Semi-Detached
	61	0.03	0.07	7.60	24.9	Semi-Detached
	62	0.03	0.08	8.90	29.2	Semi-Detached
	63	0.03	0.07	7.60	24.9	Semi-Detached
	64	0.03	0.07	7.60	24.9	Semi-Detached
Block 17	65	0.03	0.07	7.60	24.9	Semi-Detached
	66	0.03	0.07	7.60	24.9	Semi-Detached
	67	0.03	0.07	7.60	24.9	Semi-Detached
	68	0.03	0.07	7.60	24.9	Semi-Detached
	69	0.04	0.11	13.85	45.4	Townhome
	70	0.03	0.06	7.93	26.0	Townhome
	71	0.03	0.06	7.93	26.0	Townhome
	72	0.04	0.10	13.12	43.0	Townhome
Block 12	73	0.04	0.10	13.12	43.0	Townhome
	74	0.05	0.13	14.00	45.9	Townhome
	75	0.03	0.06	7.93	26.0	Townhome
	76	0.04	0.10	13.12	43.0	Townhome
	77	0.04	0.10	13.12	43.0	Townhome
	78	0.03	0.06	7.93	26.0	Townhome
	79	0.04	0.11	13.12	43.0	Townhome
	80	0.04	0.09	11.00	36.1	Single Detached
Block 14	81	0.04	0.10	13.00	42.6	Semi-Detached
	82	0.04	0.11	13.15	43.1	Single Detached
	83	0.04	0.09	11.00	36.1	Single Detached
	84	0.04	0.09	11.00	36.1	Single Detached
	85	0.04	0.11	13.17	43.2	Single Detached
	86	0.05	0.13	15.12	49.6	Single Detached
	87	0.05	0.12	14.00	45.9	Single Detached
	88	0.05	0.12	14.00	45.9	Single Detached
Block 3	89	0.05	0.12	14.00	45.9	Single Detached
	90	0.05	0.12	15.03	49.3	Single Detached
	91	0.05	0.13	15.40	50.5	Single Detached
	92	0.04	0.09	11.00	36.1	Single Detached
	93	0.04	0.09	11.00	36.1	Single Detached
	94	0.04	0.09	11.00	36.1	Single Detached
	95	0.04	0.09	11.00	36.1	Single Detached
	96	0.04	0.09	11.00	36.1	Single Detached
Block 2	97	0.05	0.11	13.00	42.6	Single Detached
	98	0.04	0.09	11.00	36.1	Single Detached
	99	0.04	0.09	11.00	36.1	Single Detached
	100	0.04	0.11	13.00	42.6	Single Detached
	101	0.04	0.11	13.00	42.6	Single Detached
	102	0.05	0.13	15.80	51.8	Single Detached
	103	0.05	0.11	15.01	49.2	Single Detached
	104	0.04	0.10	14.00	45.9	Single Detached
Block 7	105	0.04	0.10	14.00	45.9	Single Detached
	106	0.04	0.10	14.00	45.9	Single Detached
	107	0.05	0.11	15.07	49.4	Single Detached
	108	0.04	0.10	13.96	45.8	Single Detached
	109	0.03	0.08	11.00	36.1	Single Detached
	110	0.04	0.10	13.00	42.6	Single Detached
	111	0.04	0.10	12.98	42.6	Single Detached
	112	0.05	0.12	15.61	51.2	Single Detached
Block 4	113	0.03	0.08	11.00	36.1	Single Detached
	114	0.03	0.08	11.00	36.1	Single Detached
	115	0.03	0.08	11.00	36.1	Single Detached
	116	0.03	0.08	11.00	36.1	Single Detached
	117	0.03	0.08	11.00	36.1	Single Detached
	118	0.04	0.10	13.00	42.6	Single Detached
	119	0.03	0.08	11.00	36.1	Single Detached
	120	0.03	0.08	11.00	36.1	Single Detached
Block 5	121	0.04	0.10	13.00	42.6	Single Detached
	122	0.04	0.10	13.00	42.6	Single Detached
	123	0.05	0.12	15.59	51.1	Single Detached
	124	0.04	0.11	15.39	50.5	Single Detached
	125	0.03	0.08	11.00	36.1	Single Detached
	126	0.03	0.08	11.00	36.1	Single Detached
	127	0.03	0.08	11.00	36.1	Single Detached
	128	0.03	0.08	11.00	36.1	Single Detached
Block 13	129	0.03	0.08	11.00	36.1	Single Detached
	130	0.04	0.09	13.00	42.6	Single Detached
	131	0.03	0.08	11.00	36.1	Single Detached
	132	0.03	0.08	11.00	36.1	Single Detached
	133	0.04	0.09	13.00	42.6	Single Detached
	134	0.04	0.09	13.00	42.6	Single Detached
	135	0.05	0.11	15.81	51.9	Single Detached
	136	0.05	0.11	15.81	51.9	Single Detached
Block A	200	4.93	1.88	61	454.6	Mixed Use
	Block 144	0.00	0.01	116.52	382.2	0.3m Reserve - Elgin St W
	Block 17	0.62	1.52	44.45	136.0	Park
	Roads & Lanes	3.36	8.29	n/a	n/a	Municipal



DRAFT PLAN OF SUBDIVISION OF PART OF LOT 25, CONCESSION A, AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 24 & 25, CONCESSION A, GEOGRAPHIC TOWNSHIP OF HAMILTON, TOWN OF COBURG, COUNTY OF NORTHUMBERLAND



**OWNER'S CERTIFICATE**

I, AUTHORIZED D.M. WILLS ASSOCIATES LIMITED TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF COBURG FOR APPROVAL.

NEW AMHERST LTD.

DATED THIS 14TH DAY OF SEPTEMBER 2022.

WILLIAM CHAMLEY, PRESIDENT  
(I HAVE THE AUTHORITY TO SIGN THE CORPORATION)

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SURVEYED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

SEPTEMBER 14, 2022. DAVID COWERY, ONTARIO LAND SURVEYOR

IBW SURVEYORS  
IBWSURVEYORS.COM | 1.800.667.0696

**BEARING NOTES**

BEARINGS ARE TO THE GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSRS)(2010).

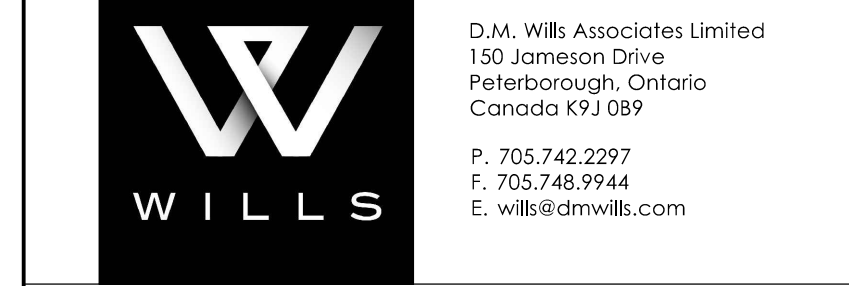
CURVE DISTANCES SHOWN ON PLAN ARE:

LOT/BLOCK	RADIUS	ARC	CHORD
1	47.00	6.96	6.96
2	47.00	6.96	6.96
3	47.00	6.96	6.96
4	47.00	6.96	6.96
5	47.00	6.96	6.96
Block A	36.08	35.50	148.02

**REVISIONS**

No.	Description	Date

**METRIC**  
Dimensions are in METRES and/or MILLIMETRES unless otherwise shown



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**NEW AMHERST  
STAGE 2, PHASE 3**  
COBURG, ONTARIO

Drafting Title: **DRAFT PLAN OF SUBDIVISION**

Drawn By: M.B.J. | Scale: None | 1:1000 | N/A  
Designed By: M.B.J. | Plot Date: SEPTEMBER 14, 2022  
Checked By: K.v.b. | Project No: 16-10719 | (S.H. No.): 100  
Doc. File No.:

**NOT FOR CONSTRUCTION**