

Key Map NTS

DRAFT PLAN OF SUBDIVISION

- Section 51, Planning Act
- a) As shown on the draft plan
 - b) As shown on the draft plan
 - c) As shown on the draft plan
 - d) As shown on the Land Use Table
 - e) As shown on the draft plan
 - f) As shown on the draft plan
 - g) As shown on the draft plan
 - h) Municipal piped water
 - i) Sandy Loam
 - j) As shown on the draft plan
 - k) Full Municipal services
 - l) As shown on the draft plan

Land Use Table	Lot/Block No.	Area (ha)
Residential		
Townhouse	Blocks 1-4	1.484
Semi-Detached	Block 5	0.275
Single Detached	Blocks 6-17	3.385
Village Square	Block 18	0.305
Buffer	Block 19	0.03
Road Widening	Block 20	0.052
0.3m Reserve	Blocks 21-24	0.002
Public Right-of-Way	---	2.776
TOTAL		8.31 ha

Unit Table	No. of Units
13.72 m Single Detached	Range of units 139 - 161
11.60 m Single Detached	
15.24 m Semi-Detached	
6.1 m Townhouse	
TOTAL	139 - 161 units

R.O.W.	Length (m)	Area (ha)
24.5m Collector	396.91	0.97
17.0m Local	1,099.68	1.87
Daylighting		0.028
TOTAL	1,496.59 metres	2.868 ha

Owners Authorization
 We being the registered owners of the subject lands hereby authorize THE PLANNING PARTNERSHIP to prepare a draft plan of subdivision and to make application to the Town of Cobourg for approval thereof:

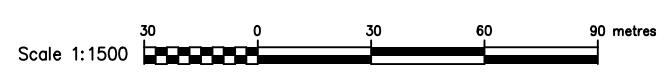
Date: _____ Signed: _____
 Steve Libfeld, Secretary
 Tribute (Cobourg) Limited
 1815 Ironstone Lane, Unit 1
 Pickering, ON L1W 3W9

Surveyor's Certificate
 I hereby certify that the boundaries of the land to be subdivided and their relationship to the adjacent lands are accurately and correctly shown on this plan.

Date: SEPTEMBER 6, 2024 Signed: *A. Fernandes*
 A. Fernandes, Ontario Land Surveyor
 J. D. Barnes Limited
 110 Scotia Court, Unit 38
 Whitby, ON L1N 8Y7

Revisions		
Drawing No.	Date	Description
A	Aug 2024	New Draft Plan 'A' for Phase 4a Lands

Draft Plan of Subdivision
Cobourg Trails
Phase 4a
 Part of Lots 11 and 12
 Concession 1
 Town of Cobourg
 County of Northumberland



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

Job.No. 1613-21	Designed: SLM	A
Date: Aug. 27, 2024	Drawn: SLM	
Scale: 1:1500	Checked: DHL	
1255 Bay Street, Suite 500 Toronto, Ontario M5R 2A9		