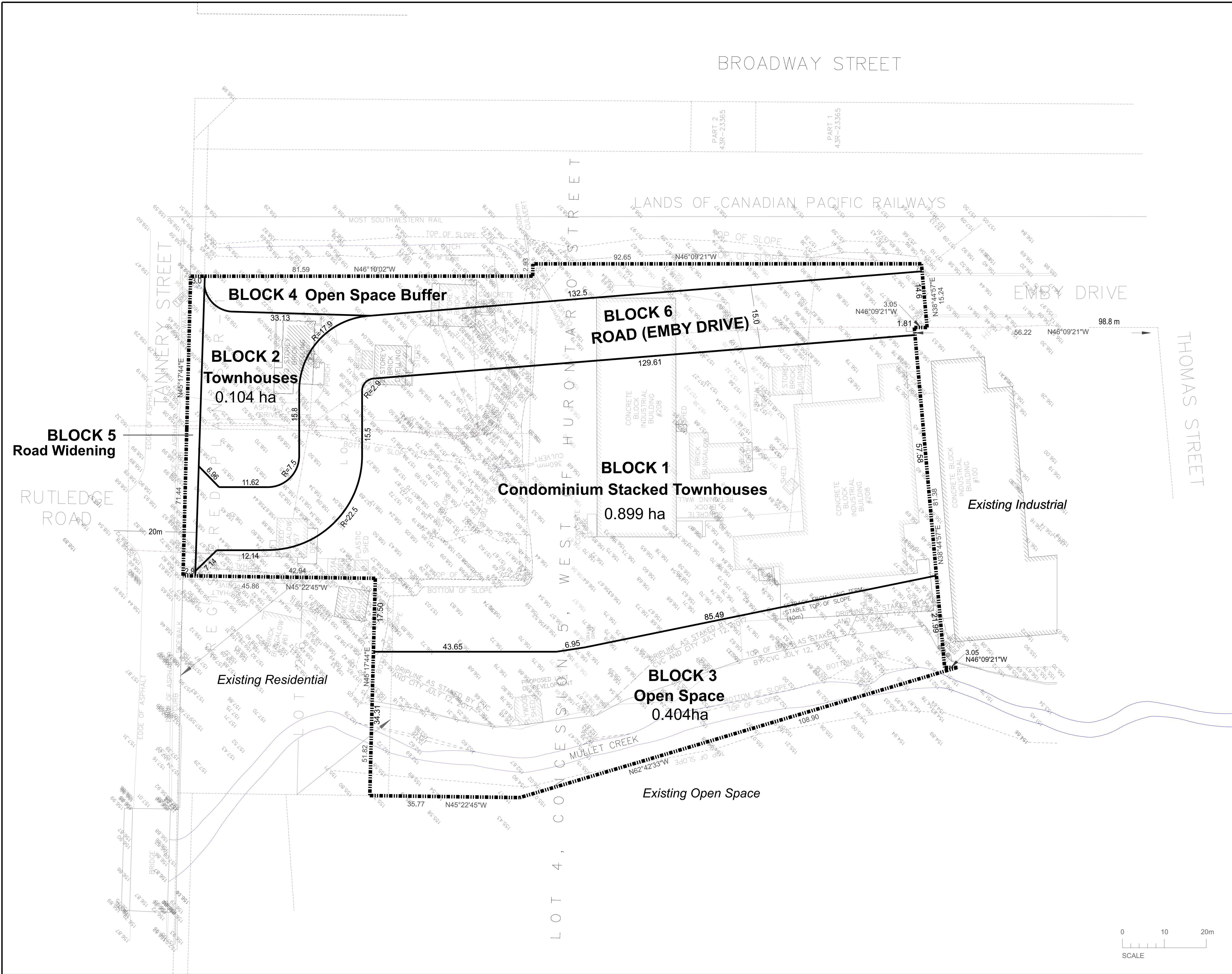
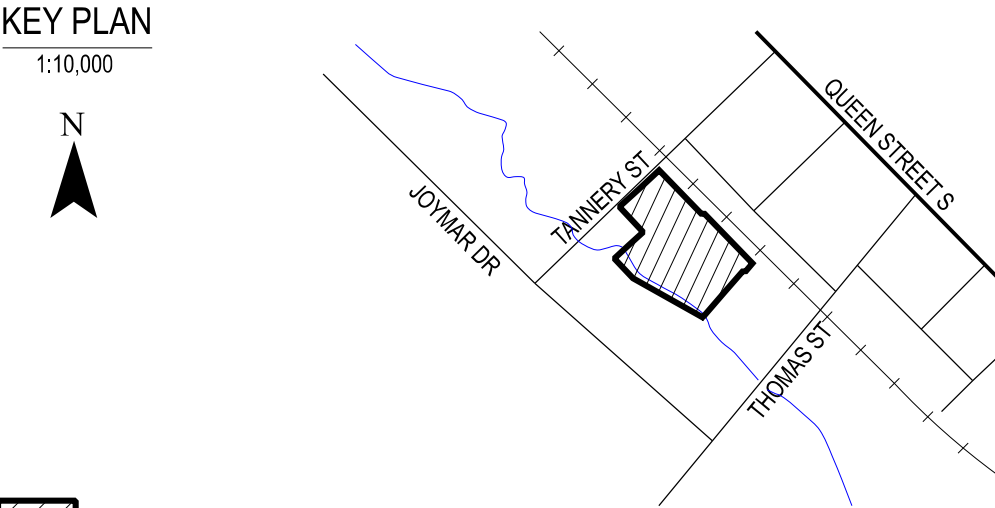




DRAFT PLAN OF SUBDIVISION
51, 57 TANNERY ST. AND 208 EMBY DR.
LOT 27 AND PART LOT 26 REGISTERED PLAN
STR-1 AND PART OF EAST HALF LOT 4
CONCESSION 5 W.H.S. (TORONTO)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEI



SUBJECT PROPERTY

OWNER'S CERTIFICATE:
I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

NYX CAPITAL CORP.
201-111A LESLIE STREET
TORONTO, ONTARIO, M5C 3L8
TEL. 416-648-5580

SURVEYOR'S CERTIFICATE:
I hereby certify that the boundaries of the lands being subdivided and their correct relationship to the adjacent lands are accurately and correctly shown on this plan.

FIDDES CLIPSHAM INC.
CONSULTING ENGINEERING - LAND SURVEYING
16 MOUNTAINVIEW ROAD SOUTH, SUITE 101
HALTON HILLS, ONTARIO L7G 4K16
(905) 877-2211 info@fiddescipsham.com

ADDITIONAL INFORMATION:
[Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13],
as amended to August 12, 2020.
a), b), e), f), g), & j) - on plan.
c) - on key plan
d) - see statistics
h) - piped water to be installed by developer
i) - clay loam
k) - all services to be made available by developer
l) - nil

DEVELOPMENT STATISTICS:		
	UNITS	AREA
Condominium Stacked Townhouses [Block 1]:	142	0.899 ha
Townhouses [Block 2]:	5	0.104 ha
Open Space [Block 3]:		0.404 ha
Open Space Buffer [Block 4]:		0.115 ha
Road Widening Block [Block 5]:		0.023 ha
Road [Block 6]:		0.308 ha
TOTAL	147	1.853 ha

Net density - stacked townhouses: 158 upnh
Net density - townhouses: 48 upnh
Overall density: 79.3 uph

Parking spaces provided (surface and underground): 210 spaces



REVISIONS LIST	
17 AUG 2020	First Issue

File Number:	8059
Drawn By:	MH
Planner:	MV
Scale:	1:400
CAD:	8059/draft plans/D2.dgn

