

Attachment 2:

Existing Approved Draft Plan of Subdivision for the Subject Lands

SITE STATISTICS		
TOTAL HOLDINGS OF APPLICANT	88.14 ha	88.12 ac
LAND AREA OF HOLDINGS	20.31 ha	50.18 ac
WATER AREA OF HOLDINGS	4.83 ha	11.94 ac
BLOCK I - PART 3 REG. PLAN 4033003 (EXISTING ROAD EASEMENT OWNED BY TOWN)	0.90 ha	0.74 ac
BLOCK J - CASTLE HARBOUR ROAD ALLOWANCE (EXISTING SHARED ROAD ALLOWANCE)	0.90 ha	0.83 ac
DRAFT PLAN STATISTICS		
NUMBER OF LOTS	20	
TOTAL LOT AREA	18.91 ha	46.37 ac
MIN. LOT AREA	0.47 ha	1.19 ac
MAX. LOT AREA	2.91 ha	7.23 ac
MIN. LOT FRONTAGE AT 15m FROM PROPERTY LINE	34.22 m	112.07 ft.
MAX. LOT FRONTAGE AT 15m FROM PROPERTY LINE	134.48 m	441.81 ft.
LENGTH OF STREET 'A' - 1 (21m EASEMENT)	44.64 m	146.46 ft.
LENGTH OF STREET 'A' - 2 (20m EASEMENT)	403.82 m	1324.28 ft.
LENGTH OF STREET 'B' (20m EASEMENT)	198.77 m	652.13 ft.
TOTAL BASE LOT AREA		
BLOCK A - 0.8m RESERVE (ADJACENT TO LOT 4)	0.01 ha	0.01 ac
BLOCK B (1-3) - VISIBILITY TRIANGLES	0.06 ha	0.15 ac
BLOCK C (1-3) - RESERVE FOR ENTRANCE FEATURE	0.16 ha	0.40 ac
BLOCK D - STORMWATER POND	0.34 ha	0.84 ac
BLOCK E - BUFFER AREA (5m STRIP OWNED BY TOWN PROCESSED BY TOWN'S HIGHWAY EASEMENTS (E1, E2) 5m STRIP OWNED BY TOWN)	5.95 ha	14.73 ac
BLOCK F - ADDITIONAL NATURAL OPEN SPACE (REGISTERED COVENANTS APPLY - NO DEVELOPMENT ALLOWED IN LOT OWNED BY TOWN. SEE PLAN 4033003 FOR DETAILS OF COVENANTS AND EASEMENTS. THIS STRIP OF EASEMENT ROAD ALLOWANCE OWNED BY TOWN LIES ADJACENT TO LOT 19)	2.14 ha	5.30 ac
BLOCK G (A, B, 20) - ROAD ALLOWANCE ASSIGNED TO BASE LOTS	0.90 ha	0.74 ac
BLOCK H - TO BE MAINTAINED BY TOWN AS SUFFIX	0.07 ha	0.17 ac
ROAD EASEMENT (STREET A & B)	1.41 ha	3.48 ac
TOTAL AREA OF DRAFT PLAN	21.81 ha	53.01 ac

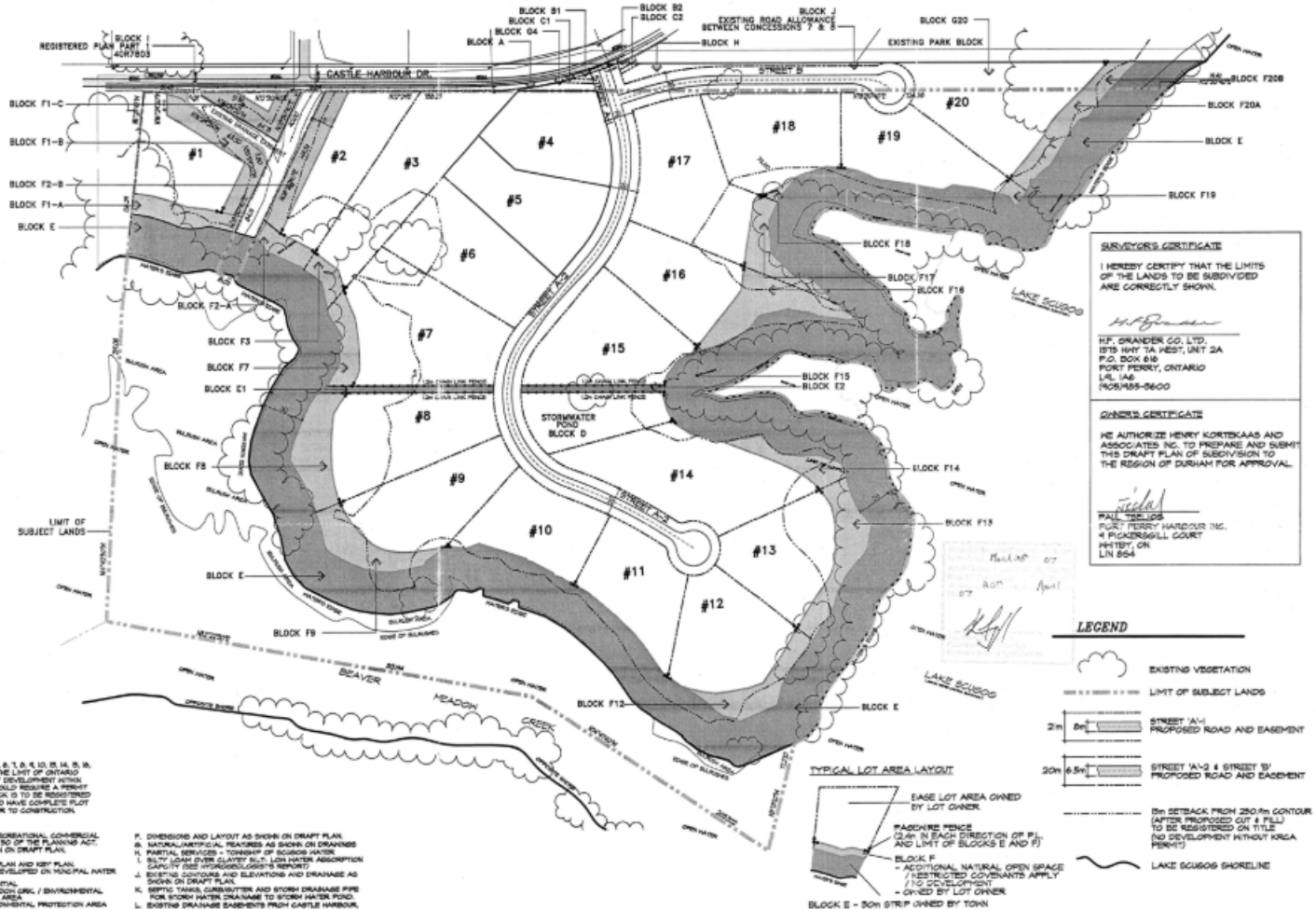
AREA TO BE TRADED TO APPLICANT		
ROAD ALLOWANCE (BLOCK G-4) - ASSIGNED TO LOT 4	0.097 ha	0.242 ac
ROAD ALLOWANCE (BLOCK G-20) - ASSIGNED TO LOT 20	0.207 ha	0.718 ac
ROAD ALLOWANCE (BLOCK F20E) - ASSIGNED TO LOT 20	0.178 ha	0.440 ac
TOTAL	0.612 ha	1.599 ac
AREA TO BE DEDICATED TO TOWN		
BLOCK E	5.950 ha	14.730 ac
AREAS OF STREET 'A' & 'B' NOT ALREADY OWNED BY TOWN	1.658 ha	2.620 ac
TOTAL	6.608 ha	16.140 ac

LOT #	BASE LOT AREA (ha)	BLOCK F	BLOCK G	TOTAL LOT AREA (ha)
1	0.489	0.410	N/A	0.509
2	0.464	0.880	N/A	0.684
3	0.714	0.850	N/A	0.794
4	0.487	N/A	0.067	0.514
5	0.840	N/A	N/A	0.840
6	0.691	N/A	N/A	0.691
7	0.805	0.085	N/A	0.600
8	0.848	0.182	N/A	0.640
9	0.868	0.167	N/A	0.735
10	0.475	N/A	N/A	0.475
11	0.473	N/A	N/A	0.473
12	0.988	0.160	N/A	0.703
13	0.912	0.186	N/A	0.711
14	0.792	0.109	N/A	0.893
15	0.834	0.039	N/A	0.533
16	0.469	0.120	N/A	0.591
17	0.896	0.013	N/A	0.814
18	0.917	0.012	N/A	0.559
19	0.900	0.019	N/A	0.519
20	0.434	0.128	0.073	0.635
TOTAL	11.475	2.137	0.300	13.912

NOTE
PORTIONS OF LOTS 1, 2, 5, 6, 7, 8, 9, 10, 15, 16, 18, 19, 20 AND 21 ARE WITHIN THE LIMIT OF ONTARIO REGULATION 516/04. NO DEVELOPMENT WITHIN THIS REGULATED AREA WOULD REQUIRE A PERMIT FROM NRCA. THE SETBACK IS TO BE RECONSTRUCTED ON TITLE. EACH LOT IS TO HAVE COMPLETE LOT AND GRADING PLAN PRIOR TO CONSTRUCTION.

ADDITIONAL INFORMATION:
PREMISES ZONING: C-8 - RECREATIONAL COMMERCIAL
REQUIRED UNDER SECTION 50 OF THE PLANNING ACT.
A. ROADWAYS AS SHOWN ON DRAFT PLAN.
B. BUFFER OR STRIP PLAN.
C. AN EASEMENT ON DRAFT PLAN AND SET PLAN.
D. LINED AREA TO BE DEVELOPED ON PRINCIPAL WATER.
E. NORTH - NEW RESIDENTIAL.
SOUTH - BEAVER HEADS CREEK / ENVIRONMENTAL PROTECTION AREA.
WEST - RURAL/ENVIRONMENTAL PROTECTION AREA.

F. DIMENSIONS AND LAYOUT AS SHOWN ON DRAFT PLAN.
G. NATURAL/ARTIFICIAL FEATURES AS SHOWN ON DRAWINGS.
H. PARTIAL SERVICES - TOWNSHIP OF SCUSBOURNE.
I. SLOPE, LOADS OVER CLAYEY SOIL - LOW WATER ABSORPTION CAPACITY (SEE HYDROLOGICAL REPORT).
J. SOFTING CONDITIONS AND ELEVATIONS AND DRAINAGE AS SHOWN ON DRAFT PLAN.
K. SEPTIC TANKS, COMBUSTION AND STORM DRAINAGE PIPE FOR FRESH WATER DRAINAGE TO BEACH WATER POND.
L. EXISTING DRAINAGE EASEMENTS FROM CASTLE HARBOUR.

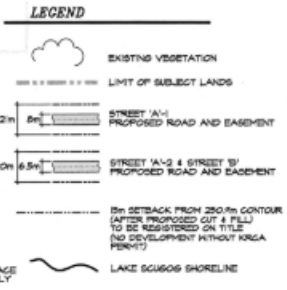


SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE LIMITS OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

H.F. CRANMER CO. LTD.
1975 HWY 7A WEST, UNIT 2A
P.O. BOX 616
FORT PERRY, ONTARIO
L4L 1A6
(905) 885-8600

OWNER'S CERTIFICATE
WE AUTHORIZE HENRY KORTEKAAS AND ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE REGION OF DURHAM FOR APPROVAL.

PAUL TRELOAR
FIC: FERRY HARBOUR INC.
4 PICKERSGILL COURT
WATERLOO, ON
N2L 2G4



DRAFT PLAN OF SUBDIVISION

<p>12 12/11/16 NEEDED FOR PER REVIEW COMMENTS</p> <p>11 11/26/16 NEEDED FOR PER REVIEW COMMENTS</p> <p>10 11/15/16 NEEDED FOR PER REVIEW COMMENTS</p> <p>9 11/11/16 NEEDED FOR PER REVIEW COMMENTS</p> <p>8 11/11/16 NEEDED FOR PER REVIEW COMMENTS</p> <p>7 11/11/16 NEEDED FOR PER REVIEW COMMENTS</p> <p>6 11/11/16 NEEDED FOR PER REVIEW COMMENTS</p> <p>5 11/11/16 NEEDED FOR PER REVIEW COMMENTS</p> <p>4 11/11/16 NEEDED FOR PER REVIEW COMMENTS</p> <p>3 11/11/16 NEEDED FOR PER REVIEW COMMENTS</p> <p>2 11/11/16 NEEDED FOR PER REVIEW COMMENTS</p> <p>1 11/11/16 NEEDED FOR PER REVIEW COMMENTS</p>	<p>HENRY KORTEKAAS & ASSOCIATES LANDSCAPE ARCHITECTURE, ENVIRONMENTAL & RECREATIONAL PLANNING</p> <p>Valerie Cranmer & Associates</p>	<p>PROJECT: FORT PERRY HARBOUR INC., 4 PICKERSGILL COURT, WATKINSVILLE, ONTARIO</p> <p>PART LOTS 14 & 20 CONCESSION 7 FORT PERRY HARBOUR INC. MUNICIPALITY: TOWNSHIP OF SCUSBOURNE DURHAM REGION FILE NO. D-5-2004-001 REFERENCE NO.: 67421 & 67446</p> <p>DRAWN: DRAFT PLAN OF SUBDIVISION</p> <p>DRAWN BY: DSC, HJK, JLS, JLS CHECKED BY: JLS, JLS DATE: 04/22/04 DRAWN TO: 84002-DP, D1H1</p>
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