OWNER'S CERTIFICATE

I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

April 26, 2019
DATE

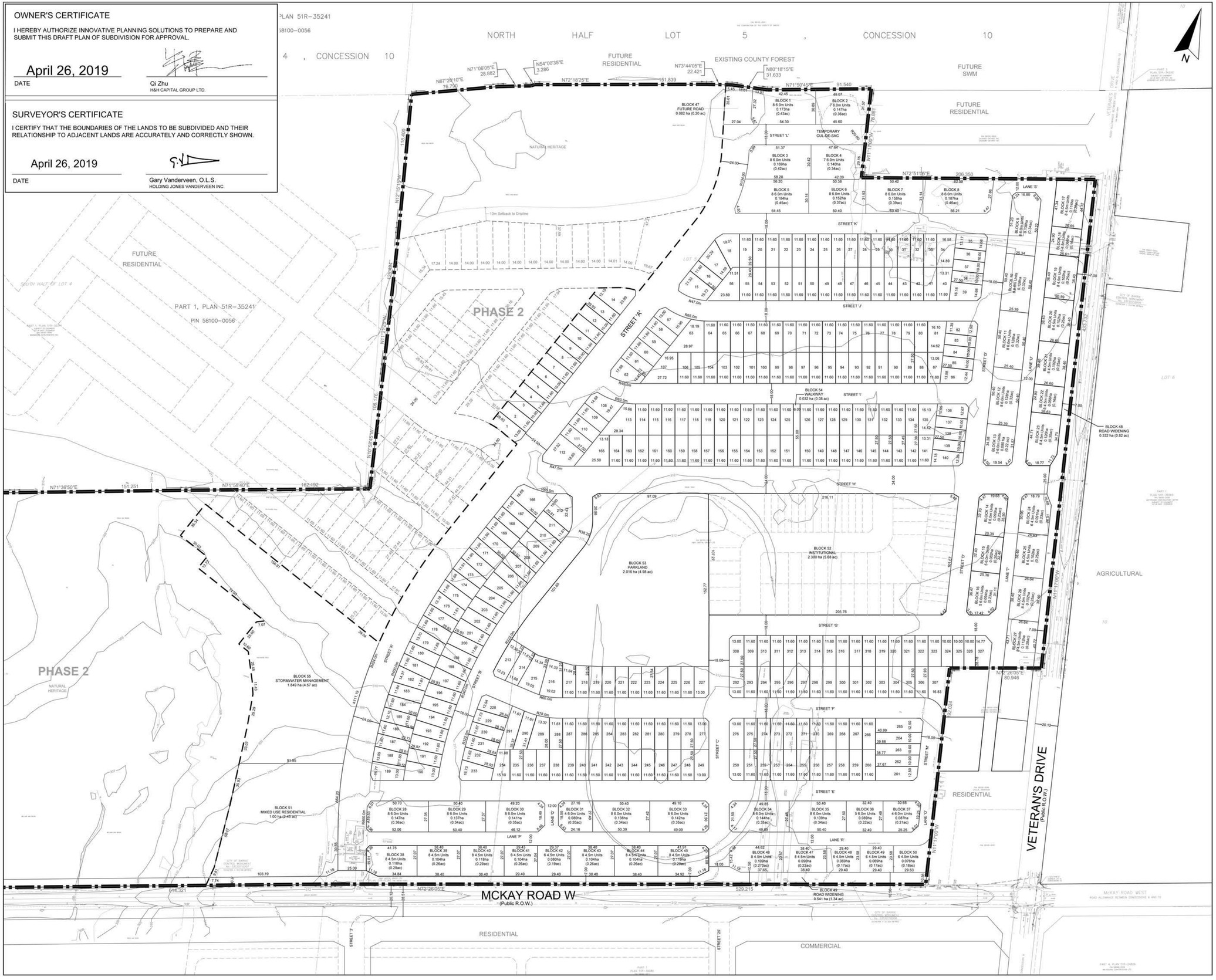
Qi Zhu
H&H CAPITAL GROUP LTD.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

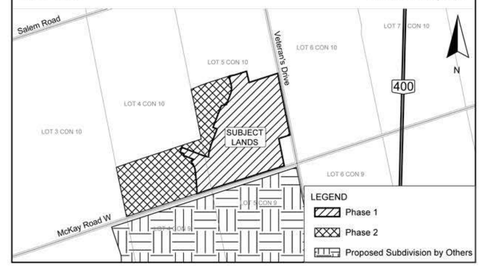
April 26, 2019
DATE

Gary Vanderveen, O.L.S.
HOLDING JONES VANDERVEEN INC.



KEY MAP

Scale 1:20,000



DRAFT PLAN OF SUBDIVISION

PART OF LOTS 4 & 5, CONCESSION 10

(124, 180, & 228 MCKAY ROAD WEST)

IN THE FORMER TOWNSHIP OF INNISFIL

NOW IN THE

CITY OF BARRIE

COUNTY OF SIMCOE

Scale 1:1,500

0 10 20 30 40 50 100 150m

LEGEND

SUBJECT LANDS

PHASE 1 LANDS

LAND USE SCHEDULE

	LOTS / BLOCKS / STREETS	Units	ha	AREA ac	%
RESIDENTIAL LOTS (10.0m)	Lots 3, 6, 9, 12, 36-38, 83-85, 137-139, 262-264, 324-326	19	0.593	1.46	1.71
RESIDENTIAL LOTS (11.6m)	Lots 2, 4, 5, 7, 8, 10, 11, 13, 16, 19-33, 41-56, 58-61, 64-80, 88-106, 109-111, 114-134, 141-164, 167-187, 191-211, 214, 217-227, 229-232, 234-248, 251-260, 266-275, 278-288, 290-291, 293-296, 297-306, 309-323	264	8.693	21.48	25.07
RESIDENTIAL LOTS (12.0m)	Lots 35, 39, 40, 82, 86, 87, 136, 140, 261, 265, 327	11	0.388	0.95	1.10
RESIDENTIAL LOTS (13.0m)	Lots 1, 14, 15, 17, 18, 34, 57, 62, 63, 81, 107, 108, 112, 113, 135, 165, 166, 188, 189, 190, 212, 213, 215, 216, 228, 233, 249, 250, 276, 277, 289, 292, 307, 308	33	1.558	3.85	4.49
TOWNHOUSE UNITS (6.0m)	Blocks 1-16, 28-37	183	3.435	8.46	9.92
TOWNHOUSE UNITS (4.5m)	Blocks 17-27, 38-50	174	2.343	5.77	6.76
MIXED USE RESIDENTIAL	Block 51	100	1.000	2.45	2.88
INSTITUTIONAL	Block 52		2.300	5.68	6.64
PARKLAND	Block 53		2.016	4.98	5.82
WALKWAY	Blocks 54		0.032	0.08	0.09
STORMWATER MANAGEMENT	Block 55		1.849	4.57	5.33
ROAD WIDENING	Block 48,49		0.873	2.16	2.52
FUTURE ROAD	Block 47		0.082	0.20	0.24
STREETS AND LANES	Streets 'A'-'M' & Lanes 'O'-'U'		9.507	24.435	27.43
TOTAL		784	**34.669**	**85.67**	**100**

Note: Phase 1 density is 22.7 units / ha

ADDITIONAL INFORMATION REQUIRED UNDER **SECTION 51(17)** OF THE PLANNING ACT

a) SHOWN ON PLAN
b) SHOWN ON PLAN
c) SHOWN ON PLAN
d) RESIDENTIAL, INSTITUTIONAL, PARKLAND, STORMWATER MANAGEMENT
e) SHOWN ON PLAN
f) SHOWN ON PLAN
f1) NONE
g) SHOWN ON PLAN
h) MUNICIPAL WATER
i) TIOGA LOAMY SAND & BONDHEAD SANDY LOAM
j) SHOWN ON PLAN
k) ALL MUNICIPAL SERVICES
l) NONE

SCHEDULE OF REVISIONS

No.	Date	Description	By
1	Feb 1, 19	Entrance Alignment to Street A & C, Townhouse conversion to 4.5m, increase Institutional Block area, High Density to Mixed Use Block, note County Forest	VS
2	Apr 15, 19	Revise lanes from 8m to 12m	VS
3	Apr 25, 19	Street Names Added	VS

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1
tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	August 15, 2018	Drawn By:	VS
File:	13-439	Checked By:	DV