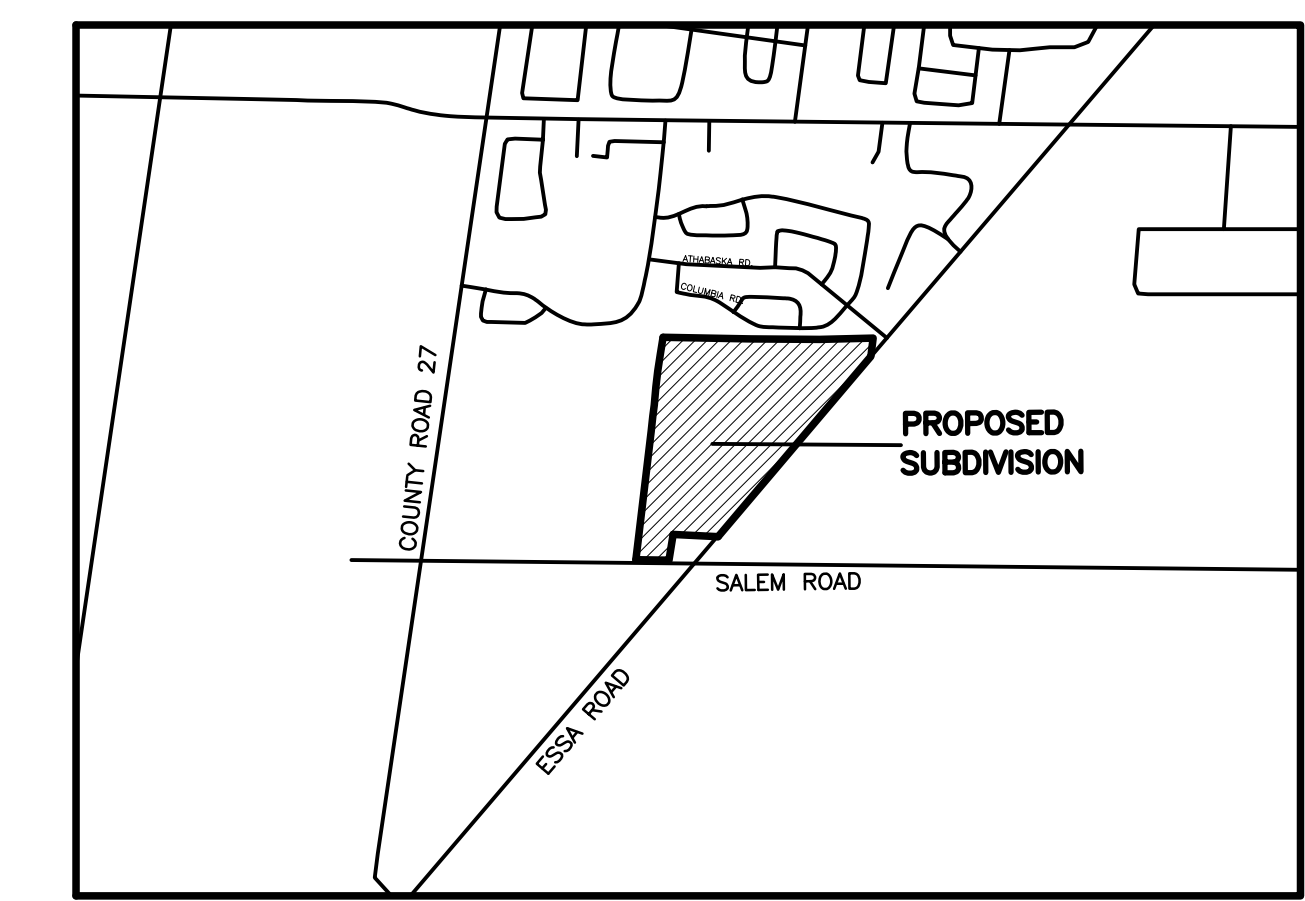


DRAFT PLAN OF SUBDIVISION PART OF THE SOUTH HALF OF LOT 2, CONCESSION 11 INNISFIL BEING PART 1 ONPL 51R35414 (GEOGRAPHIC TOWNSHIP OF INNISFIL) CITY OF BARRIE COUNTY OF SIMCOE

DRAFT PLAN T-



KEY PLAN

N.T.S.

SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

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

DATE 2014, 2016

Rudy Mak
RUDY MAK OLS

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 26.076±Ha. (64.435±Acres)

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Acres.
LOTS 4-13, 29, 30, 40-76, 88-90 106-112 and 133-136 MIN. LOT FRONTAGE=13.7m. MIN. LOT AREA=383.6sq.m.		63	63	2.827	6.986
LOTS 1-3, 14-28, 31-39, 77-87, 91-105, 113-132, 161, 162, 170-174, 183-185, 208-219 and 241-250 MIN. LOT FRONTAGE=11.0m. MIN. LOT AREA=308.0sq.m.		105	105	3.495	8.636
LOTS 158-160, 169, 175, 186, 187, 203-207, 220-224, 235-240, 251-253, 276 and 277 MIN. LOT FRONTAGE=10.4m. MIN. LOT AREA=291.2sq.m.		28	28	0.850	2.100
LOTS 150-157, 163-168, 176-182, 188-202, 225-234, 254-260 and 268-275 MIN. LOT FRONTAGE=9.0m. MIN. LOT AREA=252.0sq.m.		61	61	1.625	4.015
STREET TOWNHOUSES					
BLOCKS 261-267 MIN. UNIT FRONTAGE=6.7m.	7		53	1.072	2.649
BACK TO BACK TOWNHOUSES					
BLOCKS 144-149 MIN. UNIT FRONTAGE=7.0m.	6		50	0.530	1.310
BACK TO BACK TOWNHOUSES					
* BLOCK 145 MIN. UNIT FRONTAGE=6.1m.	0*		4	0.040	0.099
12.0m. LANEWAY TOWNHOUSES					
BLOCKS 137-143 MIN. UNIT FRONTAGE=4.5m.	7		41	0.568	1.404
APARTMENT BLOCK					
BLOCK 278 APARTMENT UNITS - MINIMUM = 95 UNITS APARTMENT UNITS - MAXIMUM = 130 UNITS	1		95-130*	1.240	3.064
SUBTOTAL	21	257	500-535*	12.247	30.263
BLOCK 279 - N.H.S.	1			6.019	14.874
BLOCK 280 - S.W.M.	1			1.956	4.833
BLOCK 281 - FUTURE COMMERCIAL	1			0.358	0.885
BLOCKS 282 & 283 - 0.3m. RESERVE	2			0.006	0.015
BLOCKS 284 & 285 - ROAD WIDENING	2			0.343	0.847
BLOCK 286 - 3.0m. WALKWAY	1			0.010	0.025
STREETS				5.137	12.693
24.0m. WIDE TOTAL LENGTH=3922m. AREA= 0.941±Ha.					
18.0m. WIDE TOTAL LENGTH=2195m. AREA= 0.391±Ha.					
12.0m. WIDE TOTAL LENGTH=2043m. AREA= 0.245±Ha.					
TOTAL LENGTH=2721m. AREA= 5.137±Ha.					

TOTAL	29	257	500-535*	26.076	64.435
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OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF BARRIE FOR APPROVAL.

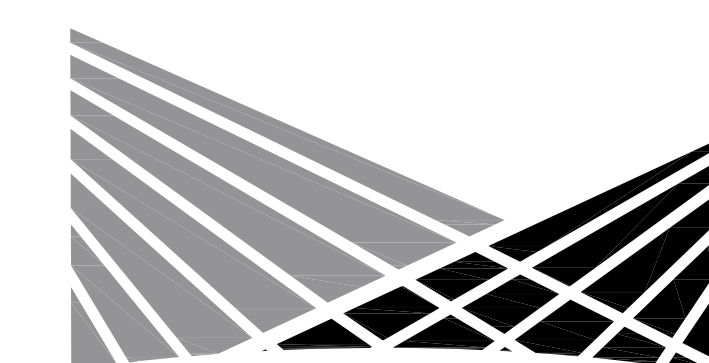
OWNER

CRISDAWN CONSTRUCTION INC.

27 CLAPPERTON STREET
UNIT 300
BARRIE ONTARIO
L4M 3E6

Don Pratt
DON PRATT A.S.O.

- * NOTE - BLOCK 145 HAVE 4 UNITS 7.0m. AND 4 UNITS 6.1m.
- * NOTE - UNIT COUNT SUBJECT TO FINAL CALCULATION THROUGH SITE PLAN APPROVAL
- NOTE - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM



PROJECT No. P-2316

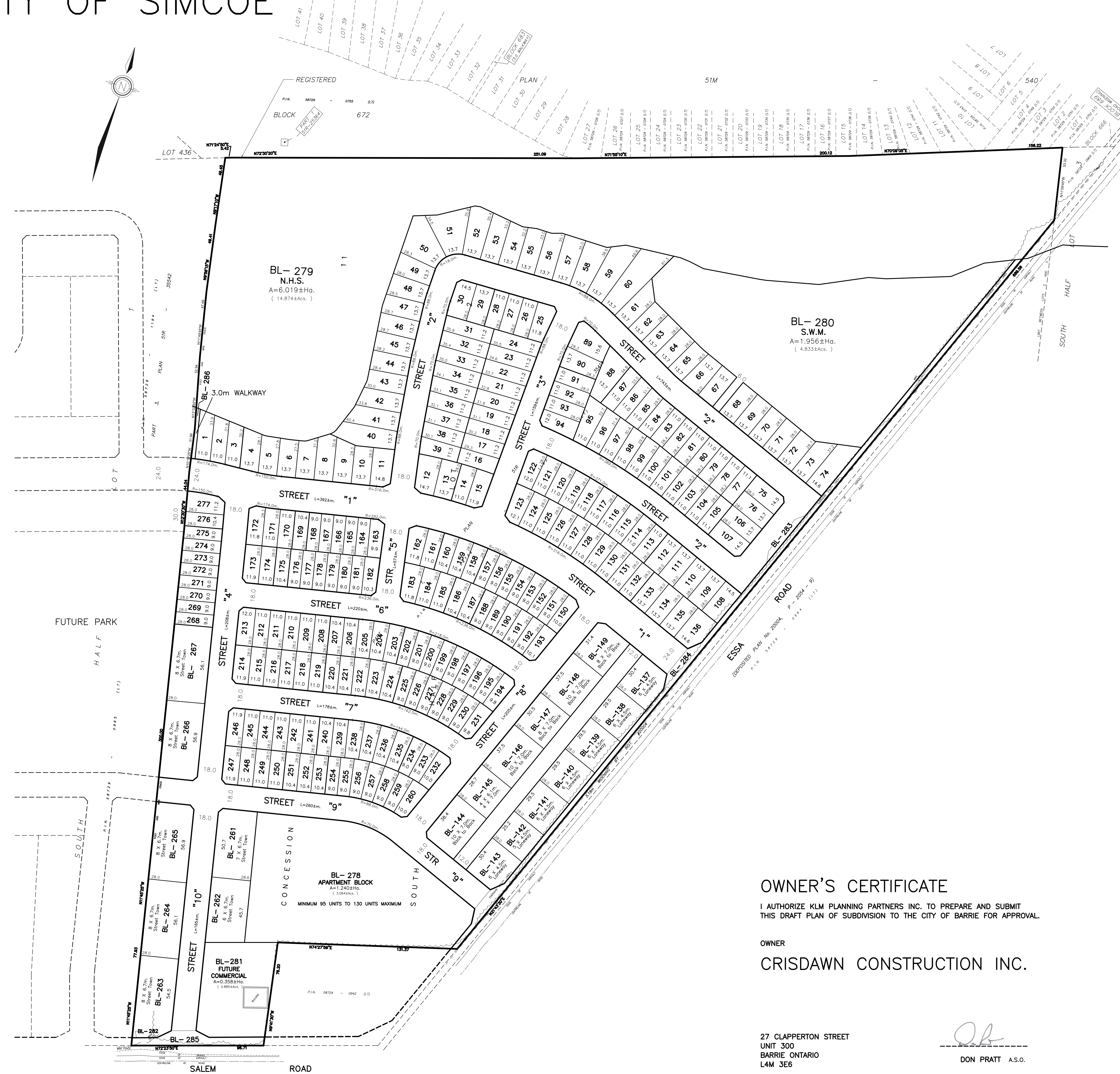
SCALE 1:750 SEP. 15, 2017

(2316DES16) X-REF: (2316MAS & 2316TOPO)

KLM DWG. No. - 17:2

64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
PLANNING PARTNERS INC. TEL: (905)669-4055 FAX: (905)669-0097 design@klmplanning.com

Planning • Design • Development



ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSION 10 AND 11
P.L.N. 99729 - 0002 (L7)