



KEY MAP

Subject Site

.Images\CountySimcoe\2018topo.png

DRAFT PLAN OF SUBDIVISION

Part of West Half of Lot 9, Concession 13,
Geographic Township of Innisfil,
City of Barrie,
County of Simcoe

Scale 1:1,000

LEGEND

- SUBJECT LANDS (156,158.64m² / 15.61ha)
- DEVELOPABLE LIMIT (155,274.41m² / 15.52ha)
- PHASE LINE

OWNER'S CERTIFICATE

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

DATE: _____

TONLU HOLDINGS LTD.

SURVEYOR'S CERTIFICATE

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

DATE: _____

C. WAHBA SURVEYING LTD.

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

a) SHOWN ON PLAN	g) SHOWN ON PLAN
b) SHOWN ON PLAN	h) MUNICIPAL WATER
c) SEE KEY PLAN	i) SAND, SILT GLACIAL TILL
d) RESIDENTIAL	j) SHOWN ON PLAN
e) SHOWN ON PLAN	k) MUNICIPAL WATER & SEWAGE
f) SHOWN ON PLAN	l) NONE

LAND USE STATISTICS

LAND USE	LOT No.	BLOCK No.	AREA (ha)
Industrial Lots	1 - 25		9.68
SWM	26		1.14
Environmental Protection	27		2.67
0.3m Reserve	28		0.01
4.0m Road Widening	29		0.09
Streets			2.02
TOTAL:	25	29	15.61

General Industrial (GI) Zone		
Provisions	Required	Provided
Lot Area (min.)	700.0m ²	2,220.0m ²
Lot Frontage (min.)	15.0m	31.5m
Front Yard (min.)	7.0m	> 7.0m
Side Yard (min.)	3.0m	> 3.0m
Side Yard Adjoining Street (min.)	7.0m	>7.0m
Rear Yard (min.)	7.0m	>7.0m
Lot Coverage (max.)	60%	< 60%
Building Height (max.)	--	--

SCHEDULE OF REVISIONS

Date	Description	By
Mar. 11, 2022	Adjust phasing boundary;	A.S.
June 20, 2022	Revised draft plan;	A.S.
Dec. 14, 2022	Revised SWM pond;	A.S.
Mar. 8, 2023	Revised SWM pond;	A.S.

IPS INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

647 WELHAM ROAD, UNIT 9A, BARRIE, ON, L4N 0B7

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Date:	August 9, 2021	Drawn By:	A.S.
File:	20-915	Checked:	D.V.