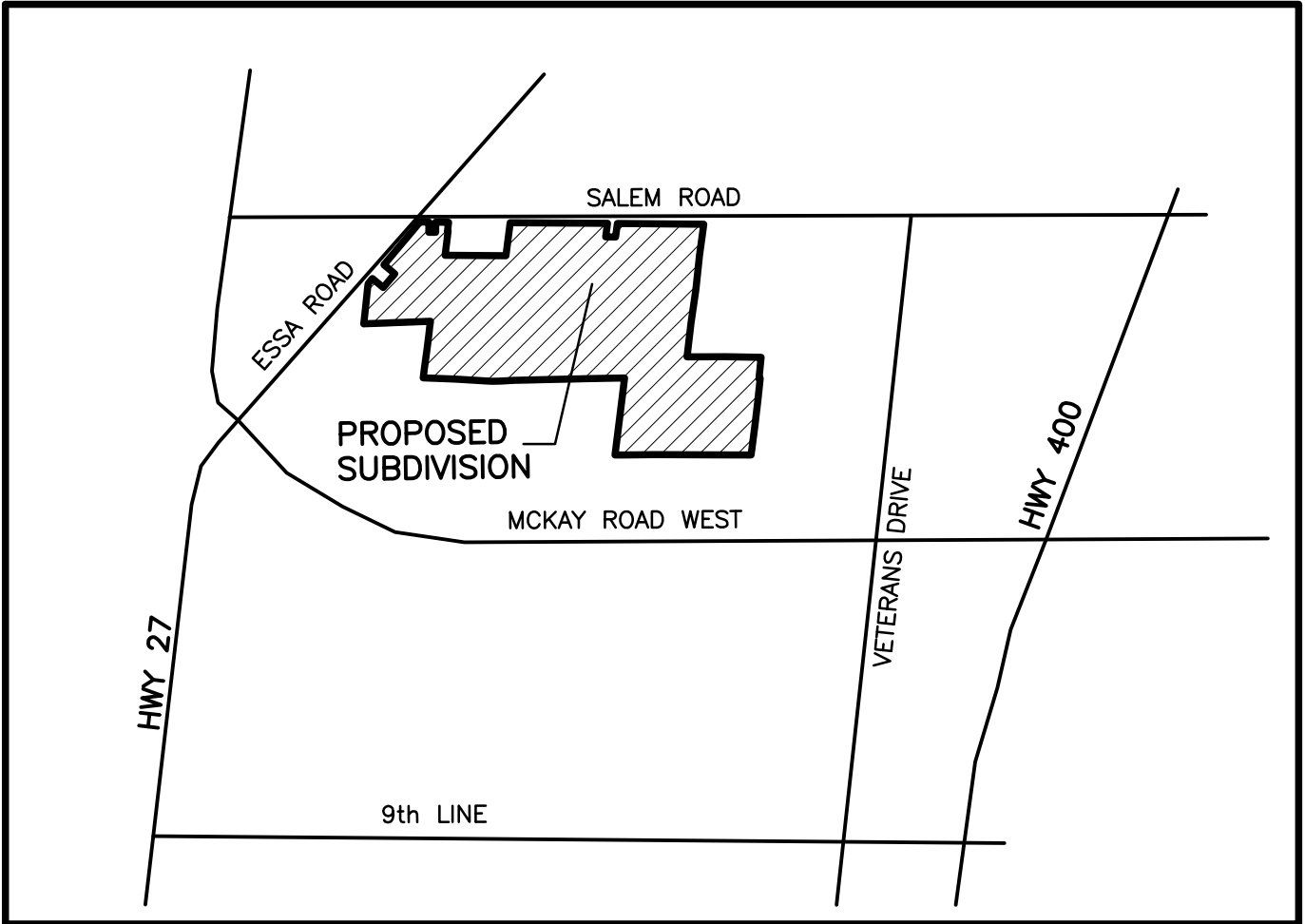


DRAFT PLAN OF SUBDIVISION
PART OF LOTS 2 AND 3
PART OF THE NORTH HALF OF LOT 4
PART OF THE SOUTH HALF OF LOT 4
CONCESSION 10
(GEOGRAPHIC TOWNSHIP OF INNISFIL)
CITY OF BARRIE
COUNTY OF SIMCOE

SCALE 1:2500

DRAFT PLAN T-



KEY PLAN

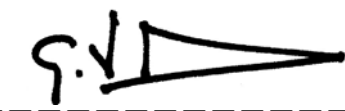
SECTION 51, PLANNING ACT,
ADDITIONAL INFORMATION

- 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 DECEMBER 15, 2022



GARY B. VANDERVEEN
ONTARIO LAND SURVEYOR

HOLDING JONES VANDERVEEN INC.

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

WORMWOOD DEVELOPMENTS INC.

C/O

DC GROUP
30 FLORAL PARKWAY
SUITE 300
CONCORD, ONTARIO
L4K 4R1

ROBERT DE GASPERIS
S.O.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND = 114.681±Ha. (283.382±Acs.)

LOTS FOR SINGLE FAMILY DWELLINGS		BLOCKS	LOTS	UNITS	±Ha.	±AcS.	
LOTS 130-131, 135-146, 150 and 164-179 MIN. LOT FRONTAGE=15.3m. MIN. AREA=420.75sq.m.			31	31	1.848	4.566	
LOTS 1-5, 36, 45-48, 56, 60-72, 75-83, 92-94, 100-104, 114-115, 117-125, 127-159, 132, 147-149, 151-154, 160-163, 180-184, 188-189, 191-196, 200-202, 204-205, 207-209, 227-235 and 312 MIN. LOT FRONTAGE=13.7m. MIN. AREA=376.75sq.m. plus BLOCKS 327-330 and 332-334			98	98	4.640	11.466	
LOTS 6-35, 37-44, 49-55, 57-59, 73-74, 84-91, 95-99, 105-113, 116, 126, 133-134, 158-159, 185-187, 190, 197-199, 203, 206, 210-226, 236-240, 246-248, 259-261, 266-268, 274, 276-278, 285-287, 295-296, 311 and 313-326 MIN. LOT FRONTAGE=11.6m. MIN. AREA=319.0sq.m. plus BLOCKS 335-347			142	142	6.559	16.209	
LOTS 155-157, 241-243, 249-253, 258, 263-265, 271-273, 279-281, 283-284, 288-290, 293-294, 297-298 and 303-310 MIN. LOT FRONTAGE=10.0m. MIN. AREA=275.0sq.m.			38	38	1.224	3.025	
STREET TOWNHOUSES BLOCKS 244-245, 254-257, 262, 269-270, 275, 282, 291-292, 299-302 and 331 MIN. UNIT FRONTAGE=6.3m.			18	114.5	2.088	5.159	
MIXED USE NODE BLOCKS 348-349			2	361 *	3.006	7.427	
SUBTOTAL			40	309	794.5 *	19.365	47.852
BLOCK 350 - PARK			1		1.208	2.985	
BLOCK 351 - S.W.M.			1		1.279	3.160	
BLOCK 352 - UNDERGROUND STORAGE TANK			1		0.345	0.853	
BLOCKS 353-354 - NATURAL HERITAGE SYSTEM			2		84.325	208.372	
BLOCKS 355-360 - OPEN SPACE			6		0.224	0.553	
BLOCKS 361-365 - ROAD WIDENING			5		0.751	1.856	
BLOCKS 366-372 - 0.3m. RESERVE			7		0.005	0.012	
STREETS					7.179	17.739	
24.0m. WIDE TOTAL LENGTH= 282.8m. AREA= 0.677Ha.							
18.0m. WIDE TOTAL LENGTH= 361.2m. AREA= 6.502Ha.							
TOTAL TOTAL LENGTH= 389.4m. AREA= 7.179Ha.							

TOTAL	63	309	794.5*±114.681	283.382
-------	----	-----	----------------	---------

NOTE - ELEVATIONS RELATED TO
CANADIAN GEODETIC DATUM

NOTE - @ SPECIAL DESIGN UNITS

PROJECT No. P-3158
SCALE 1:2500 DEC 16, 2022
(3158DES5) X-REF: (3158MAS2 & 3158TOPO)
KLM DWG. No. - 22:3
PLANNING PARTNERS INC. 64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
TEL: (905) 669-4055 FAX: (905) 669-0097 design@klmplanning.com
Planning • Design • Development