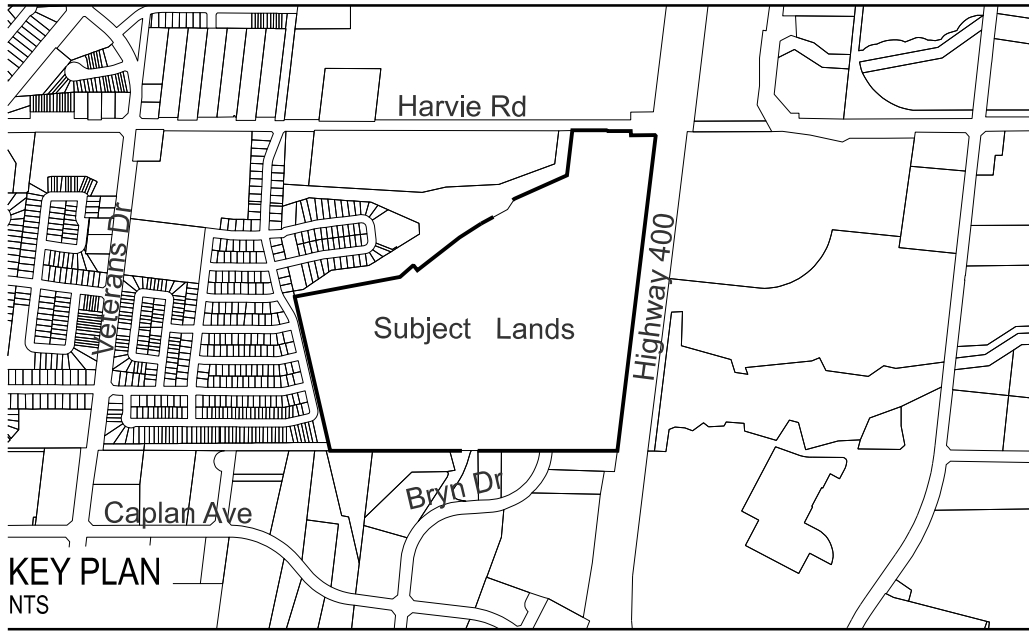


DRAFT PLAN OF SUBDIVISION

PART OF LOTS 5, 6 AND 7
REGISTERED PLAN 67
AND
PART OF LOT 7
CONCESSION 12
NOW IN THE GEOGRAPHIC TOWNSHIP OF INNISFIL
CITY OF BARRIE
COUNTY OF SIMCOE



OWNER'S CERTIFICATE:
I authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

Barrie-Bryne Developments
3200 Highway 7
Vaughan, ON L4K 5Z5
647-362-3212

SURVEYOR'S CERTIFICATE:
I hereby certify that the boundaries of the lands being subdivided and their relationship to the adjacent lands are accurately and correctly shown on this plan.

Pier de Rosa, OLS, OLP
JD Barnes Ltd
142 Commerce Park Drive, Unit V
Barrie, Ontario L4N 5W6
Phone:

ADDITIONAL INFORMATION:
[Section 51(17) of the Planning Act, R.S.O. 1990, c. P.13], as amended to Nov 04, 2022.
a), b), e), f), g), j) & l) - on plan.
c) - on key plan
d) - see statistics
h) - piped water to be installed by developer
i) - sandy silt to sand
k) - all services to be made available by developer

BLOCKS	AREA	UNITS
Semi-Detached (7.315 m) [Lots 1-29]:	1.634 ha	58
Street Townhouses (6.0 m) [Blk 30-43]:	1.792 ha	97
Mid Rise Residential [Blk 44-45]:	3.510 ha	
Employment Uses [Blks 46-53]:	11.991 ha	
School [Block 54]:	2.226 ha	
Park [Block 55]:	0.524 ha	
Environmentally Protected Lands [Blk 56-58]:	3.712 ha	
SWMP [Blk 59,60]:	1.834 ha	
Road Widening [Blk 61]:	2.074 ha	
Hydro Easement [Blk 62-64]:	0.932 ha	
Roads:	3.026 ha	
Total:	33.255 ha	155

Note: Saleable frontage measured at a 6m front yard setback and excludes ext. sideyards

SCALE 1:1500



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REVISIONS LIST	
06 JAN 2023	Add access easement blocks to SWM blocks
25 NOV 2022	Add St. D, revise Blks. 34-43 & revise school dev't option.
07 NOV 2022	Remove St D, revise School Block & expand Park. Design school dev't option.
18 AUG 2022	Revise school block & adjacent blocks & Street B to 24m.
17 MAR 2021	Revise Park & SWM & Open Space limits per Constraints Plan & dimensions/stats.
27 JAN 2021	Insert new survey. Update blocks, dimensions & stats.
10 JAN 2021	Revise S.W.M.P. Blk 72. Add block dimensioning & update stats.
23 DEC 2021	Revise Semi-detached frontages to 7.315 m wide

File Number: 9683
Drawn By: SM
Planner: RG
Scale: 1:1500
CAD: 9683/D6.1 Draft Plan_2023_04_12.dgn
Drawing Number: D6.1