

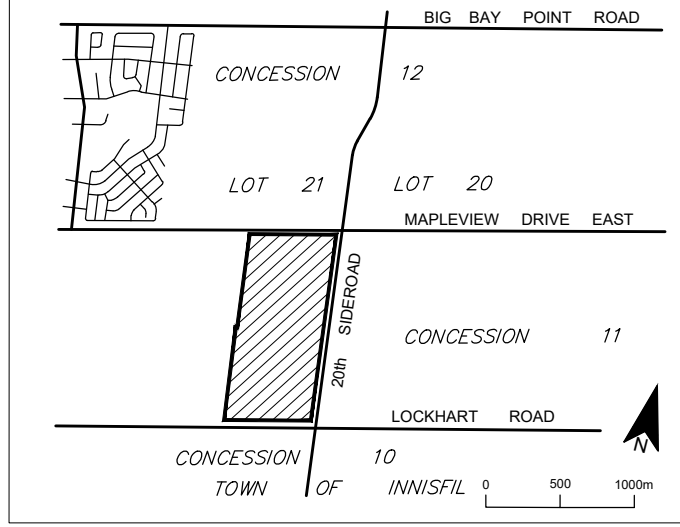


DRAFT PLAN OF SUBDIVISION

Part of Lot 20
Concession 11
City of Barrie
Former Town of Innisfil, now
County of Simcoe

Prepared For:
DIV Development (Barrie) Ltd.

KEY PLAN



SCHEDULE OF LAND USE

BLOCK	LAND USE	UNITS	AREA (ha)
1-48	11.0m Single Detached - 7.6m Semi Detached	533-757	21.26
49	6.1m Street Townhouses	40	0.70
50-53	6.5m Rear Lane Townhouses	98	1.95
54-57	6.5m B2B Townhouses	126	1.69
58	Medium Density	134	2.42
59	Future Development		1.84
60	Elementary School		2.29
61	Park		2.43
62-63	Parkettes		0.50
64-65	Stormwater Management		5.55
66-68	Natural Heritage System		25.87
69	Pumping Station		0.17
70	To be determined		0.21
71-76	Walkways		0.13
77-79	Road Widening		1.90
	Public Roads	24.0m R.O.W. 625m 20.0m R.O.W. 955m 18.0m R.O.W. 3,455m 18.0m R.O.W. 60m 12.0m Laneways 1,190m	11.32
Totals		6,289m	931-1155 80.23

OWNER'S AUTHORIZATION

I hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the City of Barrie.

Amanda Santo
DIV Development (Barrie) Ltd.
Geoffrey Grayhurst
DIV Development (Barrie) Ltd.

August 25, 2023
Date
August 25, 2023
Date

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

Dan Dzaldov
SCHAFFER DZALDOV PURCELL LTD.

Date

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13(R.S.O. 1990).
(a),(e),(f),(g),(i),(j) - As shown of the Draft Plan.
(b),(c) - As shown on the Draft and Key Plan.
(d) - Land to be used in accordance with the Schedule of Land Use.
(i) - Soil is silt and clay loam.
(h),(k) - Full municipal services to be provided.

Date	Revision

MGP File No.: 12-2089
Date: Mar 18, 2024

MGP Malone Given Parsons
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