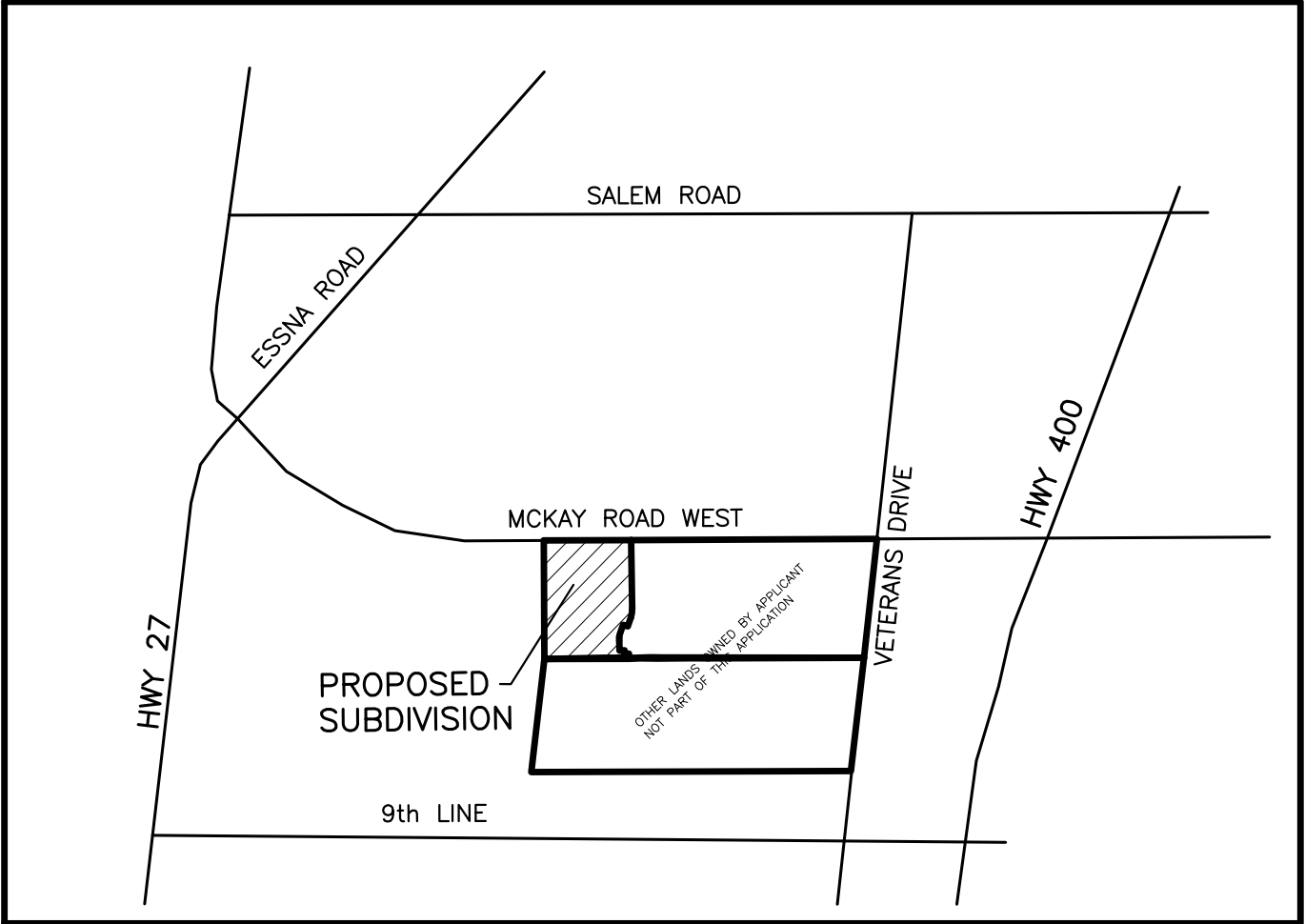


DRAFT PLAN OF SUBDIVISION
ALL OF THE NORTH HALF OF LOT 3,
PART OF THE NORTH HALF OF LOT 4
AND PART OF LOT 5, CONCESSION 9
(GEOGRAPHIC TOWNSHIP OF INNISFIL)
CITY OF BARRIE
COUNTY OF SIMCOE

SCALE 1:2000

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 APRIL 20, 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

WATERSAND CONSTRUCTION LTD.

C/O

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

ROBERT De GASPERIS
A.S.O.

SCHEDULE OF LAND USE

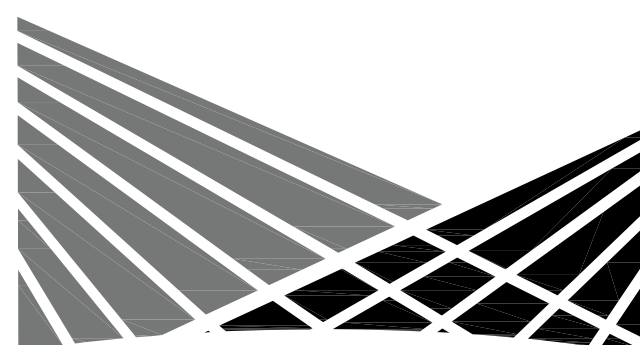
TOTAL AREA OF LAND = 117.698±Ha. (290.838±Acs.)

[PHASE 2]

TOTAL AREA FOR PHASE 2 = 30.468±Ha. (75.288±Acs.)

LOTS FOR SINGLE FAMILY DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Acs.
LOTS 70-84 MIN. LOT FRONTAGE=15.3m. MIN. AREA=420.75sq.m.		15	15	0.732	1.809
LOTS 7-9, 32-35, 39-41, 46, 52-57, 66-69, 85, 93-96, 101-102, 115-116, 128-131, 156-159, 170-172, 197-198, 207 and 209-212 MIN. LOT FRONTAGE=13.7m. MIN. AREA=376.75sq.m.		48	48	2.086	5.155
LOTS 1-6, 10-31, 36-38, 42-43, 47-51, 58-62, 65, 89-92, 97-100, 103-106, 110-111, 117-127, 132-155, 165-169, 174-183, 190-192, 199, 205-206 and 208 MIN. LOT FRONTAGE=11.6m. MIN. AREA=319.08sq.m.		115	115	4.319	10.672
LOTS 44-45, 63-64, 86-88, 107-109, 112-114, 160-164, 173, 186-189, 200-201 and 204 MIN. LOT FRONTAGE=10.0m. MIN. AREA=275.08sq.m.		26	26	0.848	2.095
MEDIUM DENSITY STREET TOWNHOUSES BLOCKS 184-185, 193-196 and 202-203 MIN. UNIT FRONTAGE=6.3m.	8	49		0.975	2.409
SUBTOTAL	8	204	253	8.960	22.140
BLOCK 213 - S.W.M.	1			0.299	0.739
BLOCK 214 - ELEMENTARY SCHOOL	1			2.419	5.977
BLOCK 215 - RECREATIONAL CENTRE	1			8.094	20.000
BLOCKS 216 and 217 - VALLEY	2			5.640	13.937
BLOCK 218 - ROAD WIDENING	1			0.347	0.858
BLOCKS 219 - 222 - 0.3m. RESERVE	4			0.002	0.005
BLOCKS 223 and 224 - 3.0m. WALKWAY	2			0.018	0.044
STREETS				4.689	11.588
24.0m. WIDE TOTAL LENGTH= 4623m. AREA= 1.111±Ha. 18.0m. WIDE TOTAL LENGTH= 19888m. AREA= 3.578±Ha. TOTAL TOTAL LENGTH= 20341m. AREA= 4.689±Ha.					

NOTE — ELEVATIONS RELATED TO
CANADIAN GEODETIC DATUM



PROJECT No. P-2899

SCALE 1:2000

SEPT. 20, 2022

(2899DES5) X-REF: (2899MAS3 & 2899TOPO)

DWG. No. - 22:1

PLANNING PARTNERS INC. TEL: (905) 669-4055 FAX: (905) 669-0097 design@klmplanning.com

Planning • Design • Development