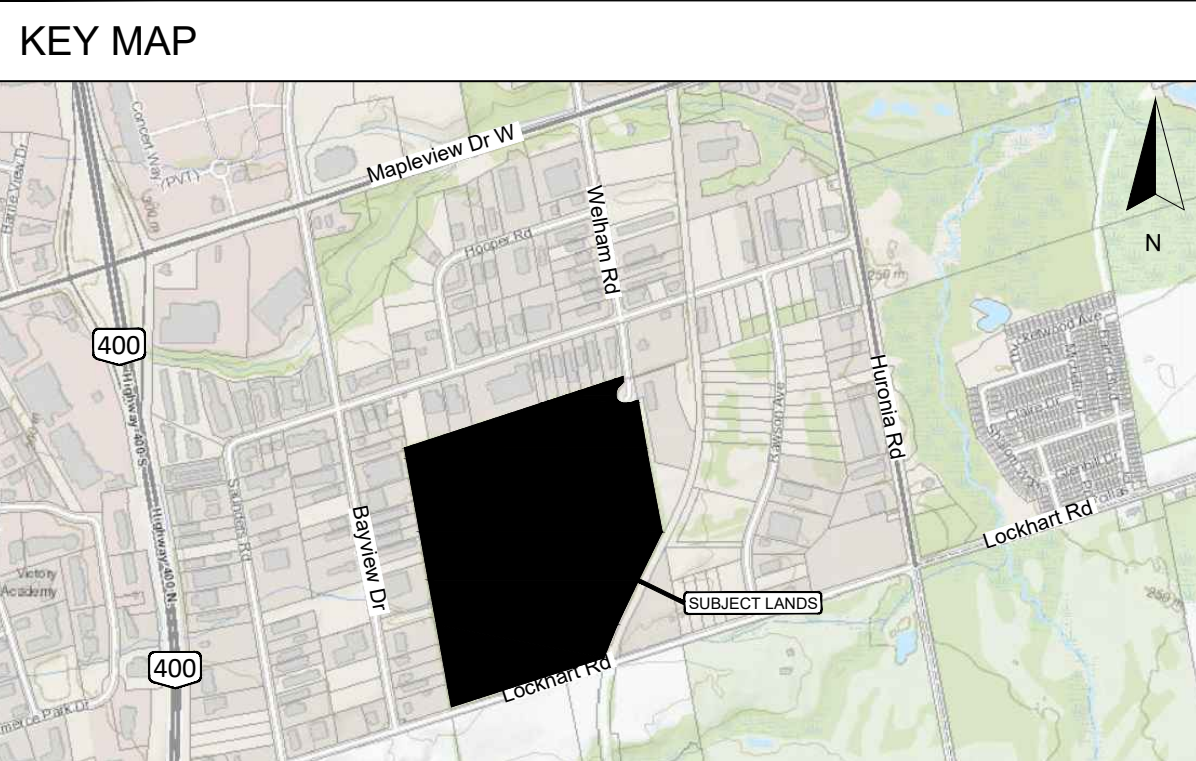
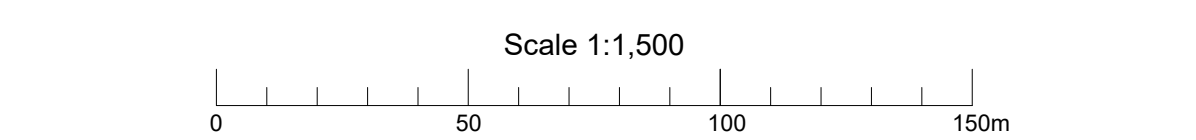




DRAFT PLAN OF SUBDIVISION

PART OF THE SOUTH HALF OF LOT 9,
CONCESSION 11
MUNICIPALLY KNOWN AS
140 LOCKHART ROAD
CITY OF BARRIE



LEGEND

	WETLAND (SURVEYED JUNE 25, 2019)		WATER SERVICES
	30m WETLAND SETBACK (SURVEYED JUNE 25, 2019)		STORM SERVICES
	WATERCOURSE (SURVEYED MAY 14, 2019)		SANITARY SERVICES
	30m WATERCOURSE SETBACK		
	PORTION OF TEMPORARY CUL-DE-SAC TO BE MERGED WITH SUBJECT LANDS Area: 0.1ha (0.2ac)		

LAND USE STATISTICS

LAND USE	LOT / BLOCK NO.	LOTS	AREA (HA.)
Light Industrial	1-33	33	16.73
Industrial	1	1	11.48
Stormwater Management Pond	2	1	1.28
Environmental Protection	3-4	2	3.92
Road Widening	5	1	0.20
Welham Road (extension)			2.33
Street 'A'			1.21
Total		38	37.15

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

a) SHOWN ON PLAN	d) SEE LAND USE SCHEDULE	f) SHOWN ON PLAN	i) ALLISTON SANDY LOAM
b) SHOWN ON PLAN	e) SHOWN ON PLAN	g) SHOWN ON PLAN	j) SHOWN ON PLAN
c) SHOWN ON PLAN		h) MUNICIPAL WATER	k) ALL MUNICIPAL SERVICES
			l) NONE

OWNER'S CERTIFICATE

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

DATE: PAUL RACCO
2640085 Ontario Inc. (Ram Iron)

SURVEYOR'S CERTIFICATE

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

DATE: RUDY MAK SURVEYING LTD

SCHEDULE OF REVISIONS

No.	Date	Description	By
1	Jan 27, 2021	Issued for Draft Plan Submission;	V.S.

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
647 WELHAM RD., UNIT 9A, BARRIE, ONTARIO, L4N 0B7
tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: May 6, 2020 Drawn By: VS
File: 18-779 Designed By: DV