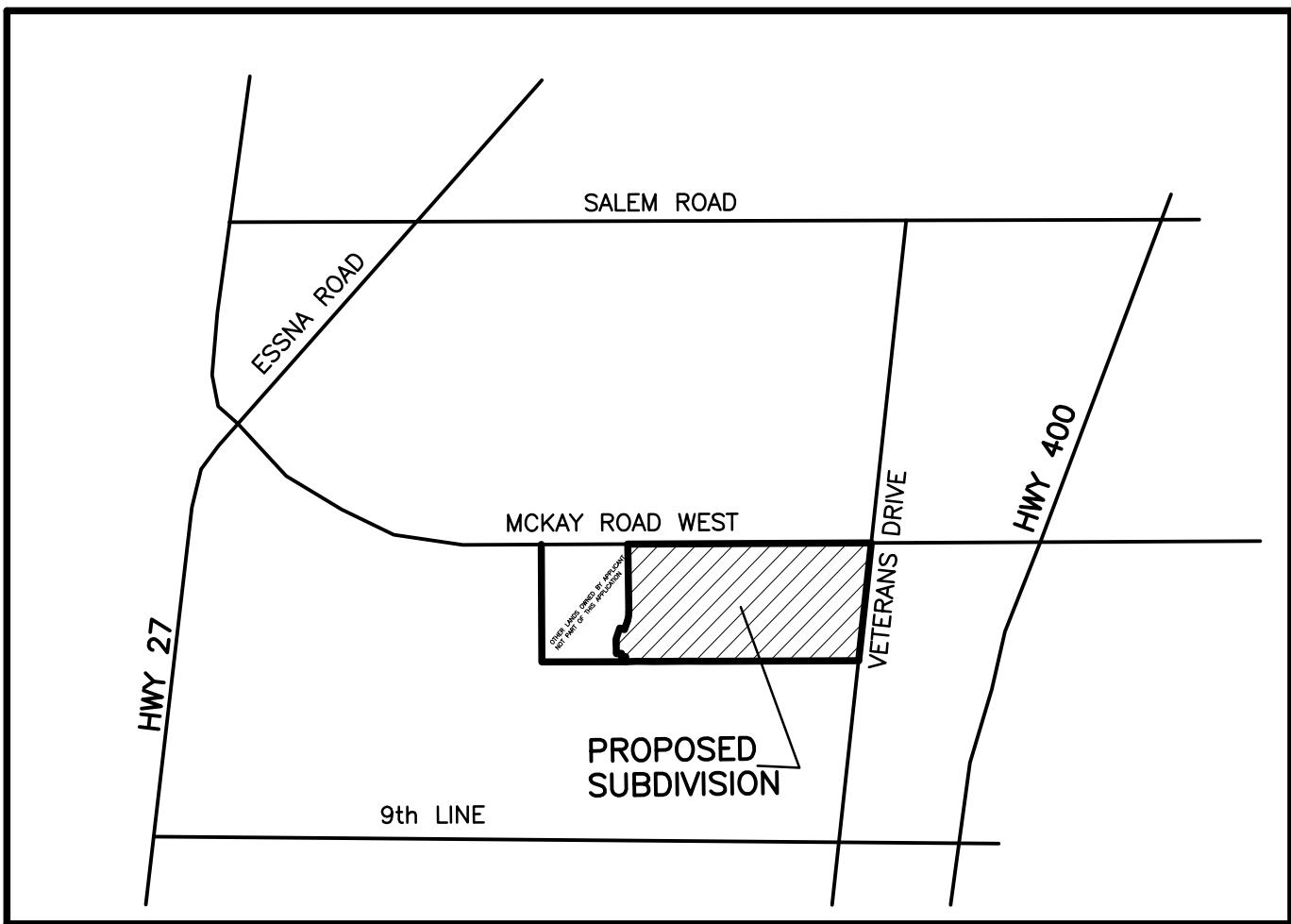


DRAFT PLAN OF SUBDIVISION
PART OF THE NORTH HALF OF LOT 3,
ALL OF THE NORTH HALF OF LOT 4
AND PART OF LOT 5, CONCESSION 9
(GEOGRAPHIC TOWNSHIP OF INNISFIL)
CITY OF BARRIE
COUNTY OF SIMCOE

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 DRAIN 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

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

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

ROBERT De GASPERIS
A.S.O.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND = 119.032±Ha. (294.134±Acs.)

[PHASE 1]

TOTAL AREA FOR PHASE 1 = 88.524±Ha. (218.747±Acs.)

LOTS FOR SINGLE FAMILY DWELLINGS BLOCKS LOTS UNITS ±Ha. ±Acs.

LOTS 17, 18, 20-29, 65, 66, 71, 72, 310,
414-416, 418-427, 429, 430, 439,
440, 612, 643-648 and 660-675
MIN. LOT FRONTAGE=15.3m. MIN. AREA=420.75sq.m.

LOTS 19, 30-37, 39-46, 50-52, 56-59, 73,
74, 88-100, 126-136, 158-167, 177-180,
199-208, 223-234, 249-260, 275-286,
294-299, 320-322, 335-338, 353-357,
367-369, 383-387, 409, 410, 413, 417,
428, 431-433, 441, 450-457, 466, 467,
474-479, 482-485, 503-507, 510, 515-
524, 528-535, 561-565, 568-571, 602-
608, 611, 613-616, 640-642, 657-659,
676, 677, 690-692, 702-706, 747-749,
755-757, 766-768, 774-776, 785-787,
799-803, 816, 817, 821, 822, 826-828,
852-854, 858-861, 875-878, 881-883,
903-907, 911-913, 924-927, 939, 940
and 962-965
MIN. LOT FRONTAGE=13.7m. MIN. AREA=376.75sq.m.

LOTS 16, 38, 47-49, 53-55, 60-64, 67-70,
77-87, 101-109, 116-125, 137-144,
150-157, 168-174, 181-187, 193-198,
209-222, 235-248, 261-274, 287-293,
300-309, 311-319, 323-334, 339-352,
358-366, 370-382, 388-408, 411, 412,
434-438, 442-449, 458-465, 468-473,
480, 481, 486-493, 497-502, 508, 509,
511-514, 525-527, 536-543, 547-560,
566, 567, 572-591, 593-601, 609, 610,
617-628, 634-639, 649-656, 678-680,
682, 687-689, 693-701, 707-709, 711-
719, 743-746, 753, 754, 758-765, 769-
770, 777-780, 788-791, 795-798, 804,
808-813, 823-825, 829-839, 843-851,
862-865, 869-874, 879, 880, 884-894,
898-902, 908-910, 914, 915, 919-923,
928-931, 936-938, 942-947, 966-968,
1009-1012, 1022-1028, 1035-1044, 1048-
1051, 1063-1070, 1074-1080, 1101-1109,
1113-1121, 1135-1138 and 1142-1149
MIN. LOT FRONTAGE=11.6m. MIN. AREA=319.08sq.m.

LOTS 75, 76, 110, 111, 114, 115, 145, 146,
149, 175, 176, 188, 189, 191, 192,
494-496, 544-546, 592, 629-633, 681,
683-685, 710, 750-752, 771-773, 782-784,
805-807, 814, 815, 818-820, 840-842,
855-857, 866-868, 895-897, 916-918,
932-935, 941, 948-961, 987-1008, 1013-
1021, 1029-1031, 1033, 1034, 1045-1047,
1052-1058, 1061, 1062, 1071-1073, 1081-
1100, 1110-1112, 1122, 1123, 1126-1134,
1139-1141 and 1150-1156
MIN. LOT FRONTAGE=10.0m. MIN. AREA=275.0sq.m.

MEDIUM DENSITY

STREET TOWNHOUSES

BLOCKS 14, 15, 112, 113, 147, 190, 686, 742,
781, 792-794, 1032, 1059, 1060, 1124,
1125 and 1157-1160
MIN. UNIT FRONTAGE=6.3m.

LANEWAY TOWNHOUSES

BLOCKS 8-13, 720-722 and 735-741
MIN. UNIT FRONTAGE=6.0m.
BLOCKS 1-7 and 723-734
MIN. UNIT FRONTAGE=4.5m.

SUBTOTAL 56 1104 1502 46.124 113.975

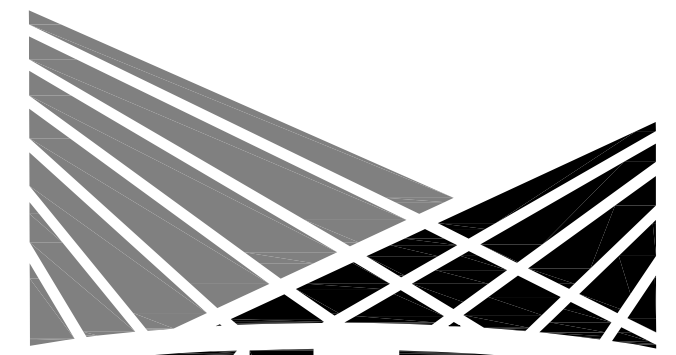
BLOCK 1161 - ELEMENTARY SCHOOL 1 2.437 6.022
BLOCK 1162 - PARK 1 2.246 5.550
BLOCK 1163 - COMMERCIAL 1 4.573 11.300
BLOCKS 1164 and 1165 - VALLEY 2 6.778 16.748
BLOCKS 1166 and 1167 - S.W.M. 2 0.615 1.520
BLOCKS 1168 - 1171 - 0.3m. RESERVE 4 0.012 0.030
BLOCKS 1172 - 1177 - OPEN SPACE 6 0.155 0.383
BLOCK 1178 - ROAD WIDENING 1 1.501 3.709
BLOCK 1179 - V.S. 1 0.470 1.161

STREETS AND LANEWAYS 23.613 58.349

24.0m. WIDE TOTAL LENGTH= 2617.6m. AREA= 6.282Ha.
18.0m. WIDE TOTAL LENGTH= 9267.2m. AREA=16.682Ha.
8.0m. WIDE TOTAL LENGTH= 911m. AREA=0.649Ha.
TOTAL TOTAL LENGTH=12955.8m. AREA=23.613Ha.

TOTAL 75 1104 1502 88.524 218.747

NOTE - ELEVATIONS RELATED TO
CANADIAN GEODETIC DATUM



PROJECT No. P-190

SCALE 1:2000 JULY 19, 2017

(190DES37) X-REF: (190MAS2 & 190TOPO)

PLANNING PARTNERS INC.

DWG. No. - 17:2

64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3

TEL: (905) 669-0095 FAX: (905) 669-0097 design@klmplanning.com

Planning • Design • Development