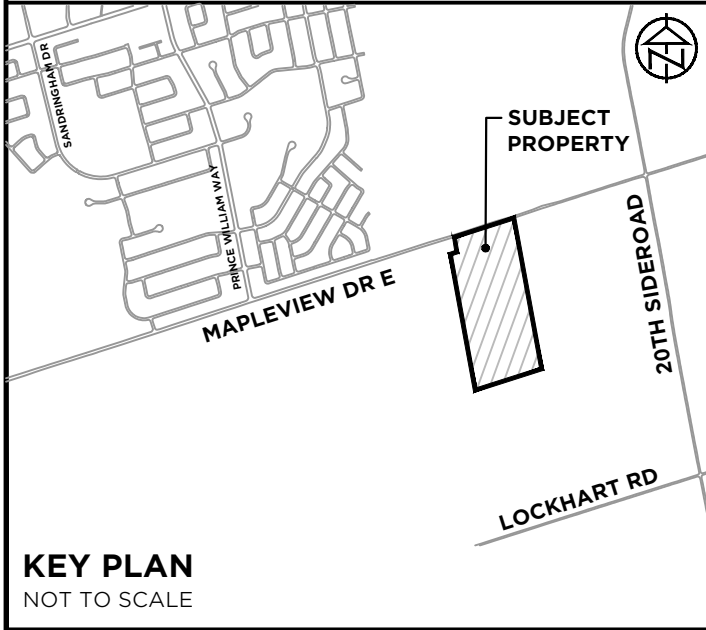
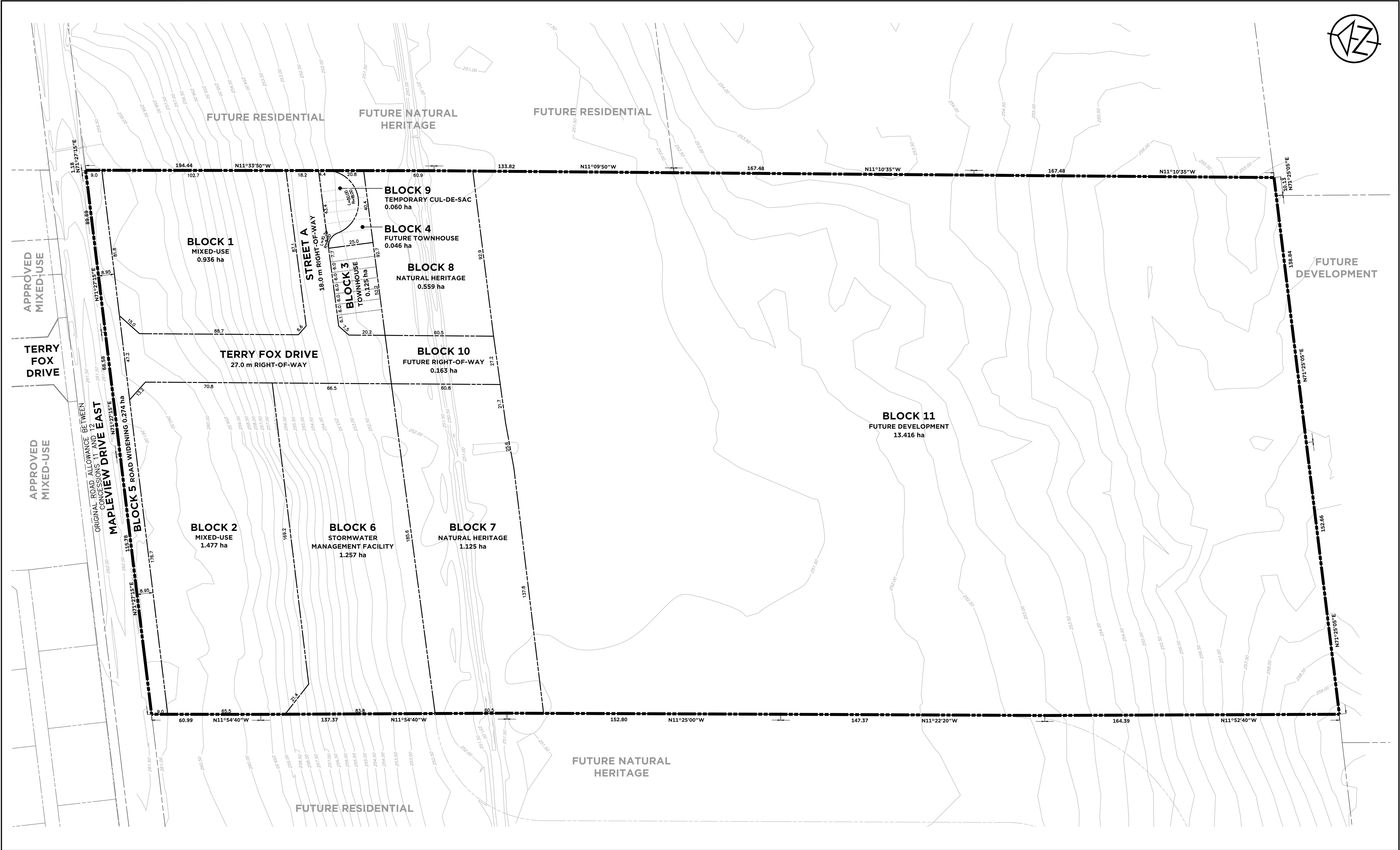
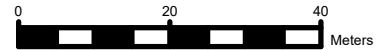




DRAFT PLAN OF SUBDIVISION

PART OF LOT 19
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF INNISFIL
NOW IN THE CITY OF BARRIE
FORMERLY IN THE TOWN OF INNISFIL
COUNTY OF SIMCOE



OWNER'S CERTIFICATE

I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE TATHAM ENGINEERING LIMITED TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT TO THE CITY OF BARRIE FOR DRAFT PLAN APPROVAL.

KATHY DI SILVESTRO
SANDY CREEK ESTATES INC.

DATE

SURVEYOR'S CERTIFICATE

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

PIER DE ROSA, OLS, OLIP
JD BARNES LTD

DATE

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990 C.P.13 AS AMENDED

- a) AS SHOWN
- b) AS SHOWN
- c) AS SHOWN
- d) AS SHOWN
- e) AS SHOWN
- f) AS SHOWN
- g) AS SHOWN
- h) MUNICIPAL WATER & SANITARY SUPPLY
- i) SARGENT SANDY LOAM
- j) AS SHOWN
- k) ALL SERVICES AS REQUIRED (WATER, SANITARY, STORM, HYDRO, CABLE)
- l) AS SHOWN

LAND USE SUMMARY LAND USE	BLOCK	UNITS	AREA (ha)
MIXED-USE	BLOCK 1	10 COMMERCIAL, 44 RESIDENTIAL	0.936
MIXED-USE	BLOCK 2	20 COMMERCIAL, 76 RESIDENTIAL	1.477
RESIDENTIAL	BLOCK 3	7 RESIDENTIAL	0.125
RESIDENTIAL	BLOCK 4	6 RESIDENTIAL	0.046
ROAD WIDENING	BLOCK 5	-	0.274
STORMWATER MANAGEMENT FACILITY	BLOCK 6	-	1.257
NATURAL HERITAGE	BLOCK 7, 8	-	1.684
TEMPORARY CUL-DE-SAC	BLOCK 9	-	0.060
MUNICIPAL RIGHT-OF-WAY	-	-	0.576
MUNICIPAL RIGHT-OF-WAY (FUTURE)	BLOCK 10	-	0.163
TOTAL PHASE 1	-	30 COMMERCIAL, 133 RESIDENTIAL	6.598
FUTURE DEVELOPMENT	BLOCK 11	-	13.416
TOTAL			20.014



No.	REVISION DESCRIPTION	DATE
1.	ISSUED FOR DRAFT PLAN APPROVAL	FEB. 4/22
DRAWN: LMB	FILE: 420406	DWG: DP
CHECK: NM	DATE: FEBRUARY 2022	