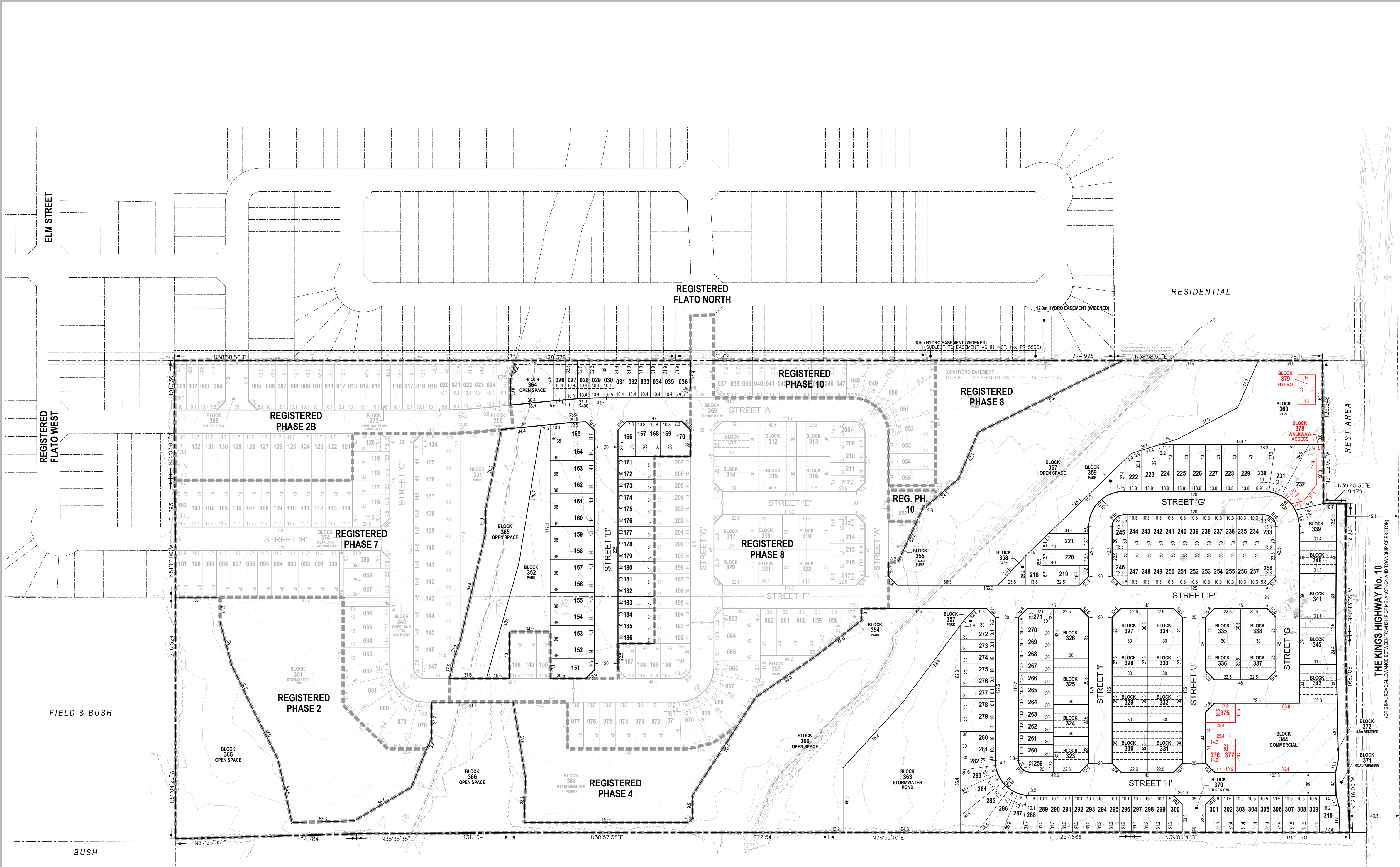




LAND USE SUMMARY			
LAND USE	LOTS / BLOCKS	UNITS	AREA
SINGLE DETACHED - 10.0m LOTS	001-047, 166-217, 233-310, 377	177 178	6.13ha / 6.17ha
SINGLE DETACHED - 11.6m LOTS	056, 083-133, 148-150, 376	55 56	2.56ha / 2.60ha
SINGLE DETACHED - 13.7m LOTS	048-055, 057-082, 134-147, 151-165, 218-232	78	4.71ha / 4.65ha
SINGLE DETACHED - WIDE SHALLOW	375	1	0.04ha
TOWNHOUSE - 4 UNITS	311, 313-314, 316-318, 320-321, 323-324, 327-328, 333-340	80	1.74ha
TOWNHOUSE - 5 UNITS	343	5	0.10ha
TOWNHOUSE - 6 UNITS	312, 315, 319, 322, 325-326, 329-332, 341-342	72	1.46ha
COMMERCIAL	344		0.66ha / 0.55ha
PARK	350-354, 356-360		2.42ha / 2.39ha
SEWAGE PUMP	355		0.06ha
STORMWATER POND	361-363		4.19ha
OPEN SPACE	364-367		8.39ha
FUTURE RIGHT OF WAY	368-370		0.22ha
ROAD WIDENING	371		0.23ha
0.3m RESERVE	372		<0.01ha
OVERLAND FLOW / WALKWAY	345, 373-374		0.07ha
ACCESS / WALKWAY	378		0.05ha
HYDRO	379		0.03ha
RIGHT OF WAY			7.27ha
TOTALS		467 / 470	40.22ha

LEGEND	
--- BOUNDARY LINE	--- OVERHEAD HYDRO
--- RIGHT OF WAY LINE	-x- FENCE
--- BLOCK LINE	--- WATERCOURSE
--- LOT LINE	--- WOODED AREA
--- UNIT LINE	--- TREES
--- LEGAL FABRIC	--- PHASE LINE

LEGAL DESCRIPTION

PART OF LOTS 233 AND 234
CONCESSION 1, SOUTHWEST OF THE TORONTO AND SYDENHAM ROAD
GEOGRAPHIC TOWNSHIP OF PROTON
TOWNSHIP OF SOUTHGATE
COUNTY OF GREY

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED
TO SUBMIT THIS PLAN FOR APPROVAL.

SURVEYOR'S CERTIFICATE

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

KEY PLAN

Subject Site

SCALE
0 0.25 0.5 0.75 1km

No. 7

Apr. 21, 2023

- Add single detached lots to Block 344
- Turned Easement along Lot 232 into Walkway / Access Block
- Add hydro block

M.M.

No. 6

Jul. 13, 2021

- Shift lots 090-098 to accommodate overland flow / walkway Block 374
- Convert Block 355 from park to sewage pumping station and expand
- Add 6m water service easement between Lot 232 and Block 339 by shifting Blocks 339-343 the commercial Block 344

M.M.

No. 5

Jan. 28, 2020

- Removed townhouses along Streets J & G
- Added Commercial block
- Realigned Street G
- Added registered phases
- Added surrounding registered subdivisions

M.M.

No. 4

Nov. 1, 2019

- Moved walkway from between lots 051 & 052 to between lots 055 & 056
- Widened walkway from 3m to 4m
- Narrowed lot 056 from 13.8m to 12.7m

M.M.

No. 3

Mar. 13, 2019

- Widened Block 362 street frontage
- Revised lots backing on to Block 362
- Shifted Street D west by 2m and adjust lots to fit

M.M.

No. 2

Feb. 9, 2017

- Widened Hydro Easement
- Added daylighting triangles to Future R.O.W.
- Added Overland Flow/Walkway Block 372
- Added Park Block 350
- Remove one Lot
- Rearrange Lots to fit
- Revised labels and dimensions

M.M.

No. 1

Jul. 5, 2016

- Revised as per MTO comments March 17, 2016
- Added road widening, 0.3m reserve, and daylighting triangles
- Relocated Highway 10 entrance and future right of ways
- Reorganized subdivision layout along Highway 10
- Added walkways to Open Space

M.M.

No. 0

Dec. 11, 2015

Draft Plan Application Submission

M.M.

REV. No.

DATE

ISSUED / REVISION

BY

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. RESIDENTIAL / COMMERCIAL

E. AS SHOWN

F. AS SHOWN

G. AS SHOWN

H. MUNICIPAL WATER SUPPLY

I. SILT LOAM

J. AS SHOWN

K. MUNICIPAL WATER AND
SANITARY SERVICES. ALL
MUNICIPAL SERVICES ARE
REQUIRED.

L. AS SHOWN

STAMP

DEC. 11, 2015

FILE No.

15184B

SCALE

1:1,800
(ARCH D)

DRAWN BY

M.M.

CHECKED BY

K.M.

PROJECT

FLATO EAST

FLATO GROUP INC.
3621 HIGHWAY 7 EAST, SUITE 503
MARKHAM, ON L3R 0G6
P:(905) 479-9292 F:(905) 429-9165
WWW.FLATOGROUP.COM

FILE NAME

REDLINE

DRAFT PLAN OF SUBDIVISION

DWG No.

1 of 1

SCALE BAR

0 10 20 30 40 50 75 100 150 200m

MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

N:\Southgate\Flato East - 15184B\Drawings\Draft Plan\CAD\15184B_DraftPlan_2023-04-21.dwg

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
MHBC PLANNING

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BARRIE, ON, L4M 1H2
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