



DRAFT PLAN OF SUBDIVISION ARMSTRONG ESTATES OF MANSFIELD

Part of Lot 11, Concession 7
East of Hurontario Street
Township of Mulmur
County of Dufferin

Scale 1:1250

 SUBJECT LANDS - 217,568.95m² / 21.757 ha.

 7.0m SETBACK FROM TOP-OF-BANK

LAND USE SCHEDULE			
Land Use	Lot / Block No.	Units	Area (ha.)
RESIDENTIAL SINGLE LOT (30.0m / 2,000m ²)	1 - 44	44	10.380
RESIDENTIAL SEM-DETACHED BLOCKS (9.0m / 30)	45-48	28	2.149
STORMWATER MANAGEMENT FACILITIES	Blocks 49, 50		0.841
OPEN SPACE	Block 51, 52		0.064
ENVIRONMENTAL PROTECTION	Blocks 53, 54		3.195
3.0m WALKWAYS	Blocks 55, 56		0.053
PARKLAND	Block 57		1.434
FUTURE R.O.W.	Block 58		0.445
DAYLIGHT TRIANGLES	Blocks 59 - 62		0.007
ROAD WIDENINGS	Blocks 63 - 65		0.224
STREETS	Streets A - D		2.965
TOTAL		72	21.757

OWNER'S CERTIFICATE
I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE COUNTY OF DUFFERIN FOR APPROVAL.

DATE _____

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 _____

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

- a) SHOWN ON PLAN b) SHOWN ON PLAN c) SHOWN ON PLAN d) RESIDENTIAL OPEN SPACE
- e) SHOWN ON PLAN f) SHOWN ON PLAN f1) NONE
- g) SHOWN ON PLAN h) MUNICIPAL WATER i) SAND
- j) SHOWN ON PLAN k) PRIVATE SEPTIC l) NONE

SCHEDULE OF REVISIONS			
No.	Date	Description	By
7	Sept. 29, 2023	Road & lot revisions along Street C	B.H.
8	Dec. 22, 2023	Road & lot revisions along Street C	A.S.
9	June 25, 2024	Increase daylight triangle size; Adjust lots	A.S.
10	Nov. 11, 2024	Reduce daylight triangle size; Adjust lots	A.S.
11	Nov. 14, 2024	Add additional lot;	A.S.
12	Nov. 20, 2024	Revise location of future access block;	A.S.
13	Nov. 22, 2024	Revise future access block;	A.S.
14	Dec. 3, 2024	Increase setback from top of bank;	A.S.

INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
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Date:	August 12, 2021	Drawn By:	BH
File:	20-1019	Checked:	GB

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048