



**CORPORATION OF THE TOWNSHIP OF MULMUR
 NOTICE OF COMPLETE APPLICATION
 ZONING AMENDMENT & PLAN OF SUBDIVISION
 Z11-2021 / SUB02-2021 ARMSTRONG (MANSFIELD)**

The Corporation of the Township of Mulmur is in receipt of a draft plan of subdivision and zoning by-law amendment and has determined the application to be complete having met the requirements of subsections 34, 51(17) and (18) of the Planning Act (1990).

A copy of the application and materials is available for review at the municipal office during regular office hours or online at www.mulmur.ca. A notice of public meeting regarding this application will be circulated at a later date.

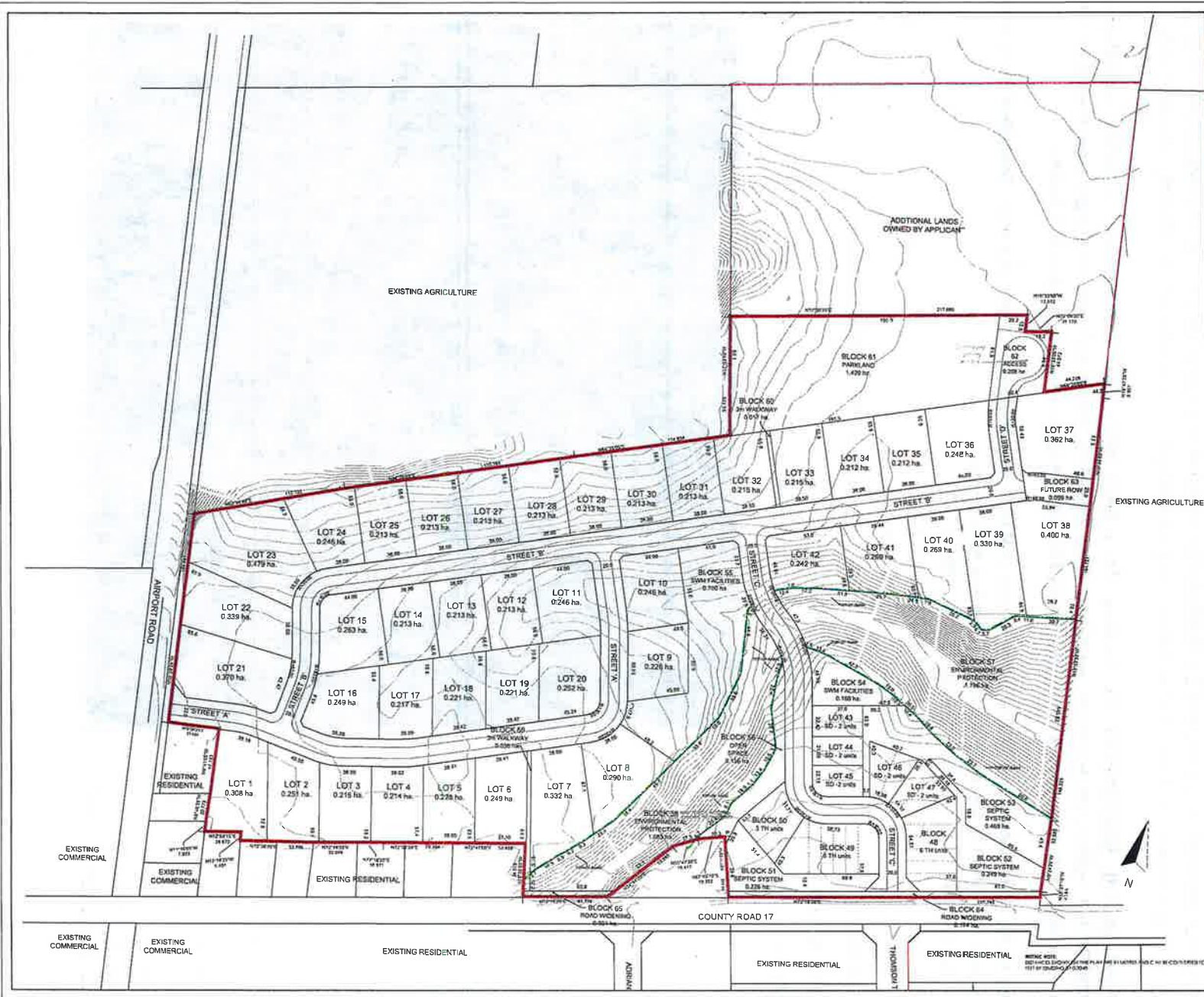
PURPOSE OF THE AMENDMENT: To develop the subject lands into a residential subdivision including 67 residential units with a mix of single detached, semi detached and townhouse dwellings, new municipal road networks, parkland, walkways, environmental protection and storm water management blocks.

LANDS AFFECTED: The Zoning By-law Amendment and Plan of Subdivision affects the lands described in the table below and identified in the blue outline on the key map below.

ROLL NUMBER	2216000001105000000
OWNER	ARMSTRONG RONALD LEE ARMSTRONG JOYCE DIANNE
APPLICANT	2735528 Ontario Inc. Innovative Planning Solutions
STREET ADDRESS	937045 AIRPORT ROAD
LEGAL DESCRIPTION	CON 7 E W PT LOT 11



For more information contact:
 Tracey Atkinson, CAO/Planner
 705-466-3341x222
tatkinson@mulmur.ca
 DATED: December 10, 2021



**DRAFT PLAN OF SUBDIVISION
ARMSTRONG ESTATES
OF MANSFIELD**
Part of Lot 11, Concession 7
East of Mansfield Street
Township of Meaford
County of Dufferin
Scale: 1:1250

SUBJECT LANDS - 21,510 ha.
6.0m SETBACK FROM TOP-OF-BANK

LAND USE SCHEDULE

Land Use	Lot 18 (ha)	Units	Area (ha)	Area (%)
RESIDENTIAL SINGLE LOT (2.0m x 120m)	1-42	42	1637	26.81
RESIDENTIAL SEMI-DETACHED LOT (10m x 12m)	43-47	16	544	5.88
RESIDENTIAL STREET TOWNHOUSE (4m x 12m)	Blocks 48, 49, 50	16	544	5.88
SEPTIC SYSTEM	Blocks 51, 52, 53	3	284	2.92
ENVIRONMENTAL MANAGEMENT FACILITIES	Block 54, 55	2	242	2.53
OPEN SPACE	Block 56	1	519	5.87
ENVIRONMENTAL PROTECTION	Blocks 57, 58	2	596	6.31
3.0m WALKWAY	Blocks 59, 60	2	519	5.87
PARKLAND	Block 61	1	519	5.87
ACCESS	Block 62	1	519	5.87
TYPING R.O.M.	Block 63	1	519	5.87
ROAD WIDENING	Blocks 64, 65	2	519	5.87
STREETS	Streets A - D	3	519	5.87
TOTAL		87	11,510	100.0

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.

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.

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

PROPOSED DEVELOPMENT	RESIDENTIAL	PROPOSED USE	RESIDENTIAL
PROPOSED ROADWAY	RESIDENTIAL	PROPOSED ROADWAY	RESIDENTIAL
PROPOSED UTILITIES	RESIDENTIAL	PROPOSED UTILITIES	RESIDENTIAL

SCHEDULE OF REVISIONS

No.	Date	Description	By
1	Sept. 7, 2021	Adjust top-of-bank limits;	A.S.
2	Sept. 8, 2021	Adjust top-of-bank limits;	A.S.
3	Sept. 27, 2021	Adjust EP Limits, updated lots & blocks	B.H.

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS - PROJECT MANAGERS - LAND DEVELOPERS
67 WILKINSON RD., UNIT 4, BAYVIEW, ONTARIO, CANADA M2M 1P7
Tel: 905-477-3333 Fax: 905-477-3333 Email: info@innovativeplanning.com

Date: August 12, 2021 Drawn By: BH
File: 20-1019 Checked: QB