

INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS



OPEN HOUSE ARMSTRONG ESTATES OF MANSFIELD

A **Virtual Open House** will be hosted by Innovative Planning Solutions on behalf of 1000062217 Ontario Inc. to obtain public input and present the draft plan of subdivision. Written comments are also encouraged and can be sent to the Township's Planning Department.

MEETING DETAILS

Date: Wednesday June 29, 2022

Start Time: 6:00 p.m.

Phone Connection: 1 647 374 4685 Canada / 1 647 558 0588 Canada

Video Connection: <https://us02web.zoom.us/j/84602248258>

Meeting ID: 846 0224 8258

The Township of Mulmur received an application for a Draft Plan of Subdivision on December 10, 2021, for the lands legally described as Part of Lot 11, Concession 7 EHS in the Township of Mulmur and known as 937045 AIRPORT ROAD.

The Application proposes to subdivide the subject lands for the development of 67 residential units with a mix of single detached, semi detached and townhouse dwellings, new municipal road networks, walkways, environmental protection, storm water management block, private septic system blocks and future parkland. Submission materials can be viewed on the Township's website at: <https://mulmur.ca/build/current-proposals/sub02-2021-armstrong-lands-mansfield>

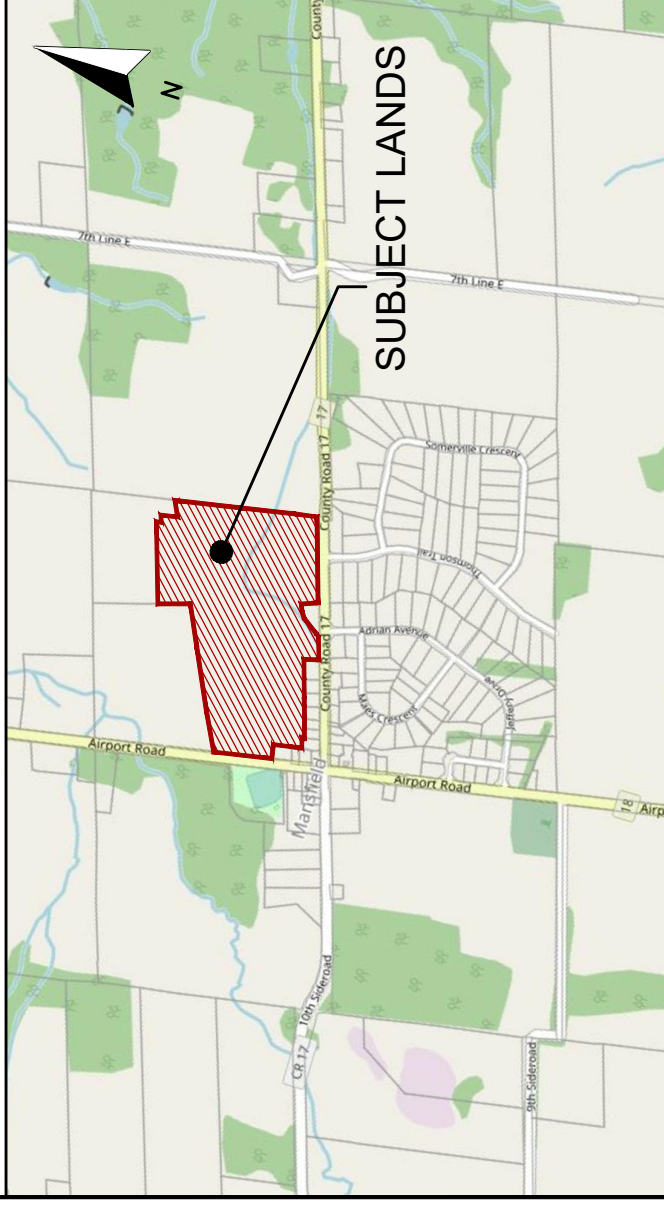
Please provide comments or inquiries to:

planning@mulmur.ca | (705) 466-3341

Township of Mulmur, 758070 2nd Line E, Mulmur, Ontario, L9V 0G8

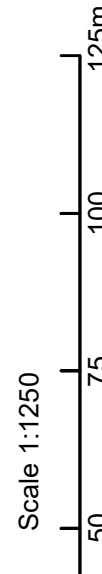
KEY MAP

Scale: 1:20,000



DRAFT PLAN OF SUBDIVISION ARMSTRONG ESTATES OF MANSFIELD

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



SUBJECT LANDS - 21.510 ha.

6.0m SETBACK FROM TOP-OF-BANK

LAND USE SCHEDULE

Land Use	Lot / Block No.	Units	Area (ha.)	Area (ac.)	%
RESIDENTIAL SINGLE LOT (38.0m x 2.000m ²)	1-42	42	10.77	26.61	50.1
RESIDENTIAL SEMI-DETACHED LOT (9.0m x 3.0)	43-47	10	0.44	1.09	2.1
RESIDENTIAL STREET TOWNHOUSE (9.0m x 3.0)	Blocks 46, 49, 50	15	0.62	1.54	2.9
SEPTIC SYSTEM	Blocks 51, 52, 53		0.94	2.33	4.4
STORMWATER MANAGEMENT FACILITIES	Blocks 54, 55		0.86	2.13	4.0
OPEN SPACE	Block 56		0.16	0.38	0.7
ENVIRONMENTAL PROTECTION	Blocks 57, 58		2.88	7.11	13.3
3.0m WALKWAYS	Blocks 59, 60		0.05	0.13	0.2
PARKLAND	Block 61		1.42	3.51	6.6
ACCESS	Block 62		0.21	0.51	1.0
FUTURE R.O.W.	Block 63		0.10	0.24	0.5
ROAD WIDENINGS	Blocks 64, 65		0.15	0.37	0.7
STREETS	Streets A - D		2.90	7.19	13.5
TOTAL		67	21.50	53.14	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.

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) SHOWN ON PLAN
- e) SHOWN ON PLAN
- f) NONE
- g) SHOWN ON PLAN
- h) MUNICIPAL WATER
- i) PRIVATE SEPTIC
- j) NONE

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.



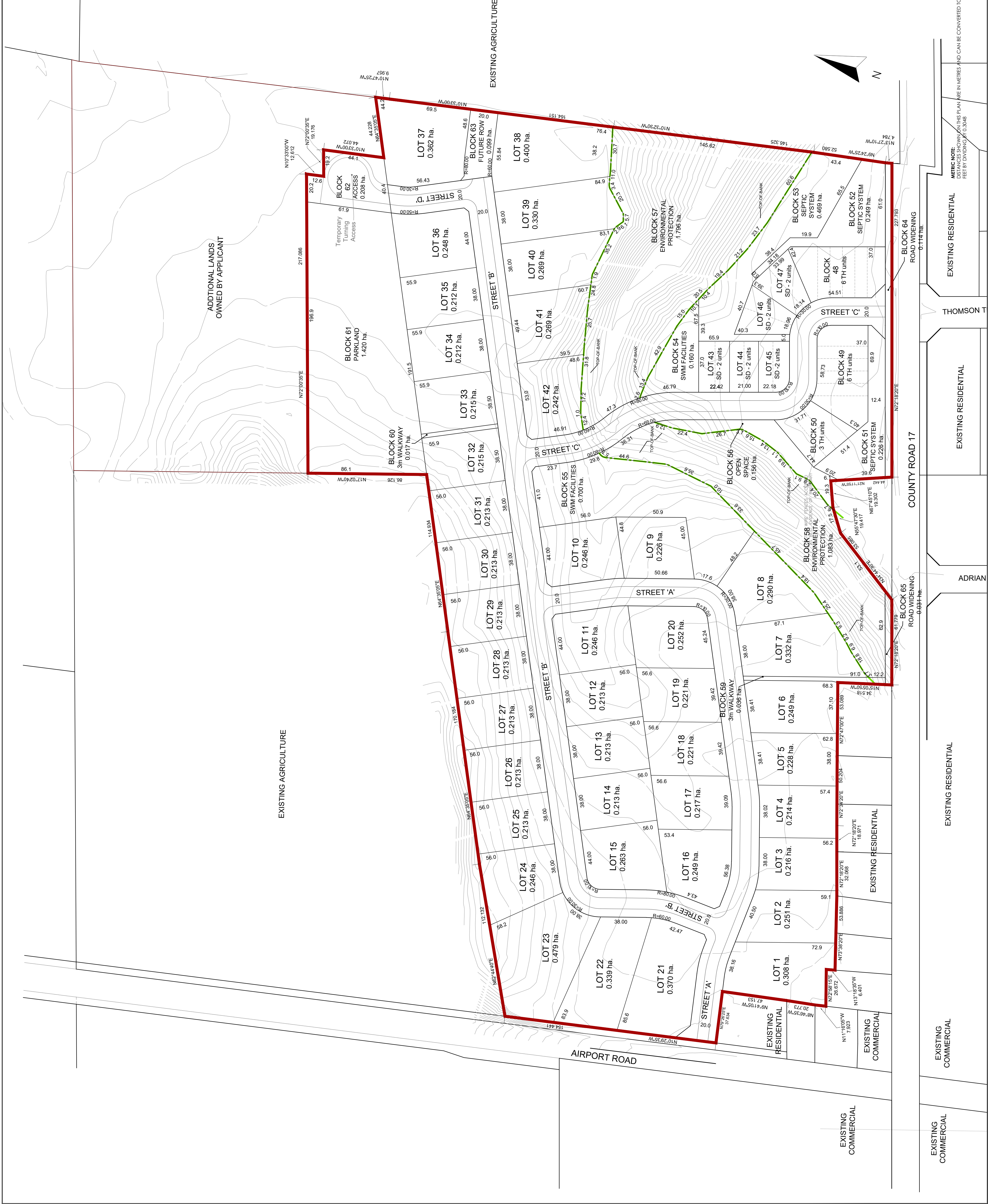
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Tel: 705-812-3331 Fax: 705-812-3438 e: info@innovativeplanning.com www.ipsinnovative.com

Date: August 12, 2021

File: 20-1019

Drawn By: BH

Checked: GB



ADDITIONAL LANDS OWNED BY APPLICANT

EXISTING AGRICULTURE

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

EXISTING COMMERCIAL

EXISTING COMMERCIAL

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