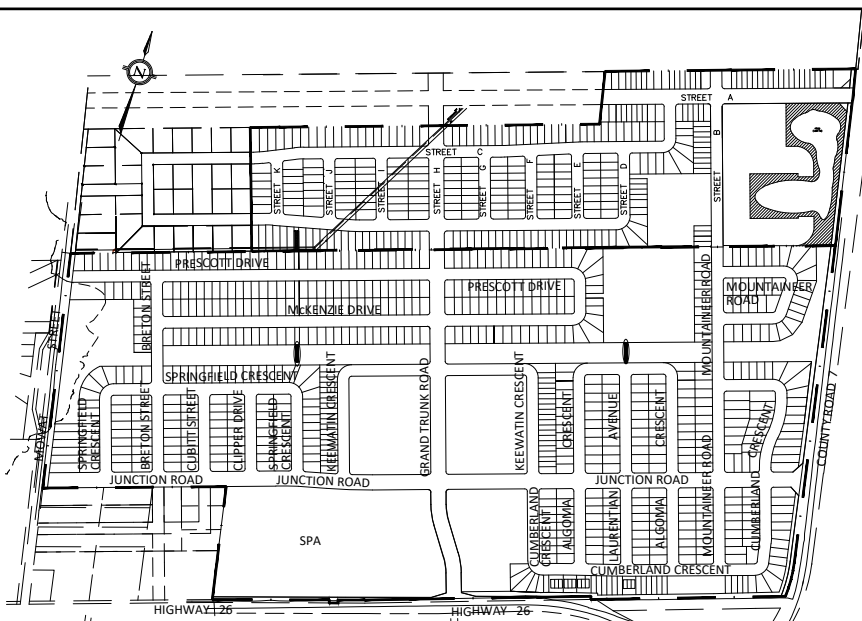
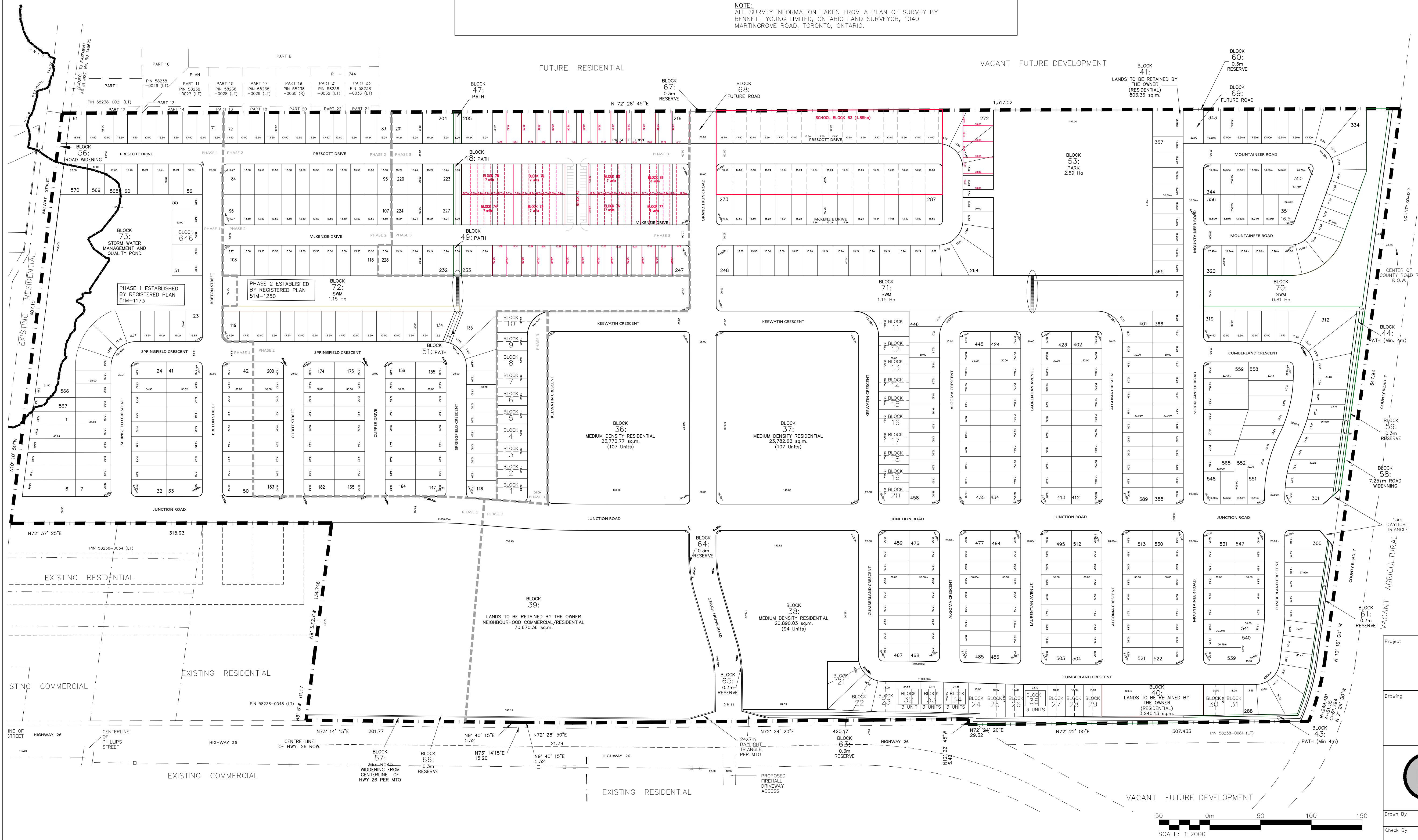


<u>TOTAL NUMBER OF DWELLINGS</u>	=	1005
Medium Density Residential	=	308
Total Street Townhouse Homes	=	66
Total Semi-detached Homes	=	62
Total Detached Homes	=	569
Existing Zoning:	Development Area	
Proposed Zoning:	Residential, Commercial, Stormwater Management Facilities, Institutional Residential, Recreation Lands, Development Area	
<u>Medium Density:</u>	Townhouses/Apts = max 45 units/ NET Ha.	
<u>Low Density:</u>	Single Detached = max 12 units/ GROSS Ha.	
	Semi Detached = max 15 units/ GROSS Ha.	
	<u>Street Townhouse</u>	<u>Semi- Detached Homes</u>
	<u>Detached Homes</u>	
Min Lot Depth	30.0m	30.0m
Min Lot Frontage	6.10m	9.00m
Min Lot Area	201.0 sm	270.0 sm
		405.0 sm
Existing Official Plan:	'Residential', 'Commercial'	
Proposed Use of Land:	'Residential', 'Commercial'	
Adjacent Use of Land:	See Plan	

LEGAL DESCRIPTION
PART OF LOT 25, CONCESSION 1 AND
PARK LOTS 1 TO 4 INCLUSIVE, NORTH OF FIRST RANGE,
PARK LOTS 1 TO 3 INCLUSIVE, NORTH OF SECOND RANGE.
PART OF PARK LOTS 3 AND 4, SOUTH OF FIRST RANGE.
PLAN 197
FIRST RANGE, SECOND RANGE AND
UNNAMED ROAD BY PLAN 197
GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA,
NOW IN THE TOWNSHIP OF CLEARVIEW
COUNTY OF SIMCOE



KEY PLAN
SCALE: N.T.S.



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3. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER PLANS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
4. DO NOT SCALE THE DRAWINGS.
5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY BENCHMARKS

TBM#1- TOP NUT OF HYDRANT AT NW CORNER OF BRETON AND
PRESCOTT DRIVE (SOUTH) INTERSECTION. ELEV. 210.830.
TBM#2- TOP NUT OF HYDRANT AT STATION 0+325 ON NORTH SIDE
OF JUNCTION ROAD (LOT 18/19). ELEV. 212.511.

No.	ISSUE	DATE: MM/DD/YY
0	ISSUED FOR 1st SUBMISSION	01/30/2026

FOR REVIEW
NOT TO BE USED FOR CONSTRUCTION

NOTTAWASAGA STATION
TOWNSHIP OF CLEARVIEW

RED LINE DRAFT PLAN



ADMIRAL BUILDING
1 FIRST STREET, SUITE 200
COLLINGWOOD, ON, L9Y 1A1
705-446-3510 T
705-446-3520 F
WWW.CFCROZIER.CA
INFO@CFCROZIER.CA

Drawn By	B.B.	Design By	B.B.	Project	721-4240
Check By	R.W.	Check By	J.P.	Scale 1:2000	Drawing DRAFT