LAND USE SCHEDULE

TOTAL AREA TO BE SUBDIVIDED	467,380.7 sm (100.00%)
Detached Lots Lots 189–543	168,013.7 sm (35.9%)
Semi–detached Lots: Blocks 1–10 & 12–31	17,915.40 sm (3.8%)
Street Townhouse Blocks 32–35 & 77–82, 84, 85	14,983.34 sm (3.2%)
Medium Density Res.: Blocks 36–38	68,065.6 sm (14.6%)
School Block: Block 87	18,410.00 sm (3.9%)
Lands To Be Retained: Block 40–41, Block 40 (Residential) (6 Semis & 3 Townhomes) Block 41 (Residential) (2 Detached Homes)	3904.37 sm (0.8%) 3,101.01 sm 803.36 sm
Park Dedication: Block 53, BLOCK 43–44 Block 47–49 =Pedestrian Path	32,834.31 sm (7.0%)
SPS: Block 11	888.23 sm (0.2%)
Common Parking Area: Block 86	1,410.00 sm (0.3%)
SWM: Blocks 70, 71	22,550.18 sm (4.8%)
Roads: See List of Street Names	112,367.20 sm (24.0%)
County Road 7 Widening: Block 58	4,339.98 sm (0.9%)
0.3m Reserve: Block 59–62, 67, 125	267.05 sm (0.1%)
Future Road Dedication: Blocks 68–69	1,501.33 sm (0.3%)

TOTAL NUMBER OF DWELLINGS	= 800
Medium Density Residential	= 308
Total Street Townhouse Homes	= 69
Total Semi–detached Homes	= 66
Total Detached Homes	= 357

Existing Zoning: Residential, Commercial, Stormwater Management Facilities, Institutional Residential, Recreation Lands, Development Area

Medium Density: Townhomes/Apts = max 45 units/ NET Ha.
Low Density: Single Detached = max 12 units/ GROSS Ha.
Semi Detached = max 15 units/ GROSS Ha.

	Street Townhouse	Semi–Detached Homes	Detached Homes
Min Lot Depth	30.0m	30.0m	30.0m
Min Lot Frontage	6.10m	9.00m	13.5m
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

NOTE:
ALL SURVEY INFORMATION TAKEN FROM A PLAN OF SURVEY BY BENNETT YOUNG LIMITED, ONTARIO LAND SURVEYOR, 1040 MARTINGROVE ROAD, TORONTO, ONTARIO.

LIST OF STREET NAMES:

1. PRESCOTT DRIVE
2. McKENZIE DRIVE
3. BRETON STREET
4. JUNCTION ROAD
5. GRAND TRUNK ROAD
6. SPRINGFIELD CRESCENT
7. CUBITT STREET
8. CLIPPER DRIVE
9. KEEWATIN CRESCENT
10. ALGOMA CRESCENT
11. LAURENTIAN AVENUE
12. MOUNTANEER ROAD
13. CUMBERLAND CRESCENT

LEGAL DESCRIPTION

PART LOT 25, CONCESSION 1 AND
PARK OF PARK LOT 3, NORTH OF FIRST RANGE
PART OF PARK LOTS 3 & 4, NORTH OF SECOND RANGE.
PART OF UNNAMED ROAD
REGISTERED PLAN 197
GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA,
TOWNSHIP OF CLEARVIEW

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE C.F. CROZIER & ASSOCIATES TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION.

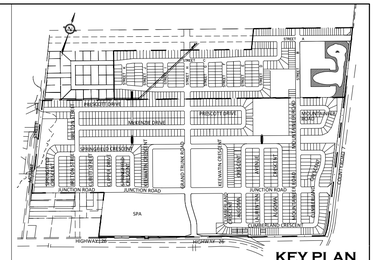
THE ESTATES OF CLEARVIEW INC.
6 MELANIE DRIVE, SUITE 101
BRAMPTON, ONTARIO L6T 4K9

SEAN P. FORD OCTOBER 30, 2026

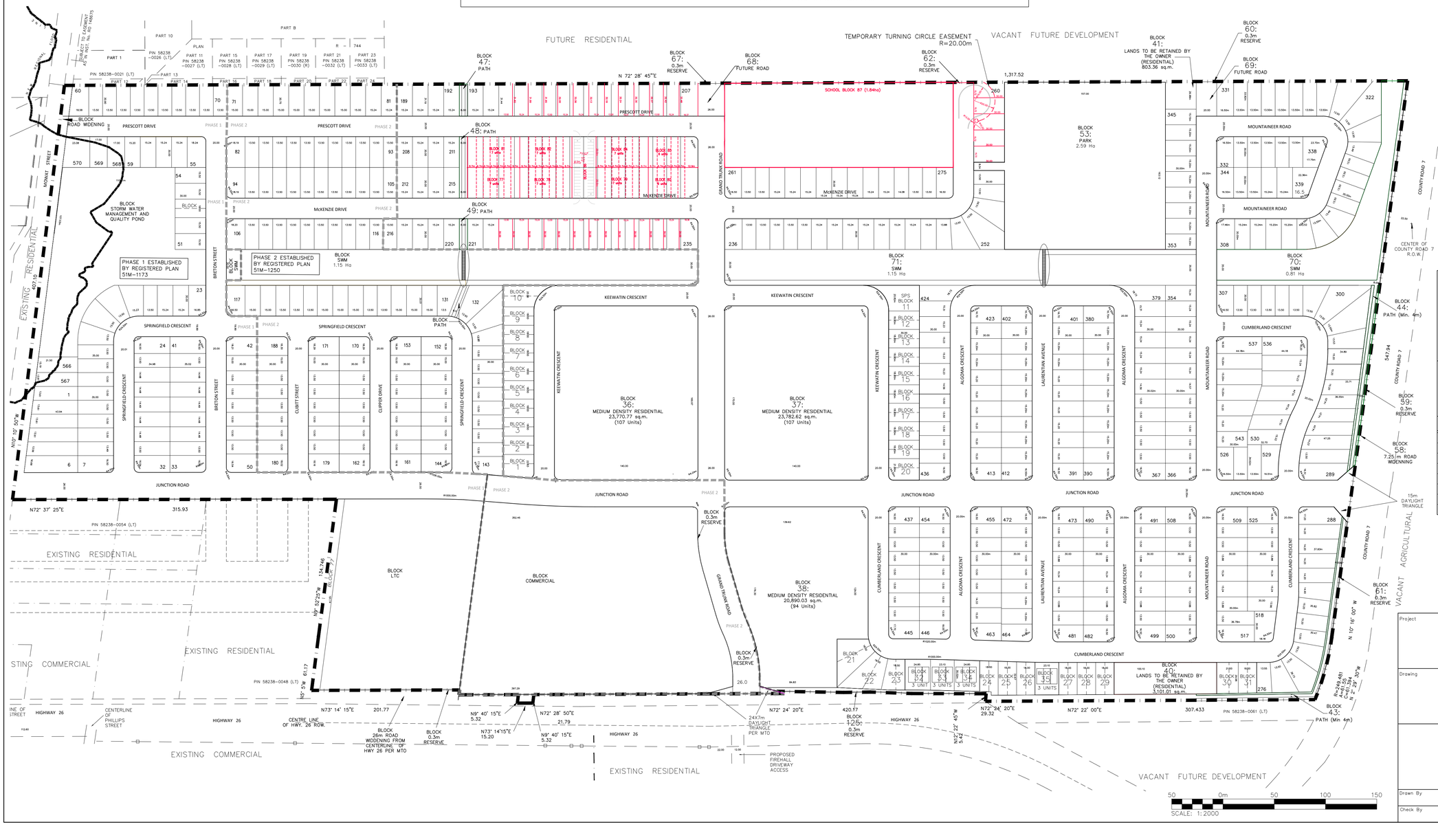
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY SHOWN.

VAN HARTEN LAND SURVEYORS–ENGINEERS



KEY PLAN
SCALE: N.T.S.



1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF C.F. CROZIER & ASSOCIATES INC. AND THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT OF THIS OFFICE IS STRICTLY PROHIBITED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, AND DATUMS ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO THIS OFFICE PRIOR TO CONSTRUCTION.
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/YYYY
0	ISSUED FOR 1st SUBMISSION	01/30/2026
1	ISSUED FOR 2nd SUBMISSION	09/30/2026
2	ISSUED FOR APPROVAL	10/30/2026

Engineer | Engineer

Project
GRAND CLEARVIEW ESTATES
TOWNSHIP OF CLEARVIEW

Drawing
RED LINE DRAFT PLAN

CROZIER

Drawn By	B.B.	Design By	B.B.	Project	721–4240
Check By	R.W.	Check By	J.E.	Scale 1: 2000	Drawing C100