

GENERAL NOTE:

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LEGAL DESCRIPTION

TOPOGRAPHICAL PLAN OF SURVEY
of Part of LOT 27
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA)
in the
TOWNSHIP OF CLEARVIEW
COUNTY OF SIMCOE

ADDITIONAL INFORMATION AS REQUIRED UNDER
SECTION 51 OF THE ONTARIO PLANNING ACT,
R.S.O. 1990, c.P.13 (AS AMENDED APRIL, 1997).

- | | |
|--------------------------|--|
| a) AS SHOWN | g) AS SHOWN |
| b) AS SHOWN | h) MUNICIPAL WATER SUPPLY AVAILABLE |
| c) SEE LAND USE SCHEDULE | i) SANDY |
| d) AS SHOWN | j) AS SHOWN |
| e) AS SHOWN | k) MUNICIPAL SANITARY AND STORM SEWERS |
| f) AS SHOWN | l) AS SHOWN |

LAND USE SCHEDULE

TOTAL AREA TO BE SUBDIVIDED	393,654.8 sq.m. (100.0%)
LANDS TO BE RETAINED:	
APARTMENT BUILDINGS: BLOCK 1	21,035.8 sq.m. (5.3%)
CLUSTER TOWNHOUSES BUILDINGS: BLOCK 2	30,574.1 sq.m. (7.8%)
LANDS TO BE RETAINED: BLOCK 10, 25	4,844.0 sq.m. (1.3%)
ASSISTED LIVING/RETIREMENT/MEDICAL: BLOCK 11	33,276.8 sq.m. (8.4%)
TOWNHOUSES/SEMI-DETACHED: BLOCKS 18-19	44,559.0 sq.m. (11.3%)
ENVIRONMENTAL PROTECTION AREA: BLOCKS 3, 14	90,493.9 sq.m. (23.0%)
STREET TOWNHOUSE: BLOCKS 4-9	9,434.8 sq.m. (2.4%)
PARKLAND: BLOCKS 12, 16-17	19,822.7 sq.m. (5.0%)
PEDESTRIAN PATH: BLOCKS 13	3,761.4 sq.m. (1.1%)
LAKE: BLOCK 15	101,907.5 sq.m. (25.9%)
STORM WATER MANAGEMENT: BLOCKS 20-24	11,209.2 sq.m. (2.8%)
0.3m RESERVE: BLOCKS 26-30	120.9 sq.m. (0.0%)
ROADS: STREET A	23,034.6 sq.m. (5.7%)

TOTAL NUMBER OF DWELLINGS:	= 730
Medium Density Residential: Block 2	= 155
Street Townhouse Homes: Blocks 4-9	= 30
High Density: Block 1	= 176
High Density: Block 11	= 244
Blocks 18 & 19 Total: Townhouse	= 67
Blocks 18 & 19 Total: Semi-Detached	= 58

Existing Zoning: Development Area/Environmental Protection
Proposed Zoning: 'Residential', 'Mix Use Commercial', 'Open Space'
'Institutional'(Retirement Community) 'Lake'
'Public Park', Environmental Protection

High Density: Apartment Building = max 80 units/ GROSS Ha.
Medium Density: Townhomes/Apts = max 50 units/ GROSS Ha.
Low Density: Semi-Detached = max 12 units/ GROSS Ha.


Street	Townhouse
Min Lot Depth	33.5m
Min Lot Area	6.0m
Min Lot Frontage	201.0 sm

Existing Official Plan: 'Rural', 'Greenland-Hazard Lands Area'
Proposed Use of Land: 'Residential', 'Mix Use Commercial', 'Open Space'
'Institutional'(Retirement Community) 'Lake'
'Public Park', 'Environmental Protection'

Adjacent Use of Land: See Plan
NOTE:
ALL SURVEY INFORMATION PROVIDED BY RODNEY GEYER, O.L.S. INC.
MAIN STREET, EVERETT, ONTARIO L0M 1J0

SURVEYOR'S CERTIFICATE

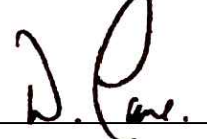
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE
LANDS SHOWN ON THIS PLAN OF SUBDIVISION AND
THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE
CORRECTLY SHOWN.


RODNEY H. GEYER,
OLS EVERETT, ONTARIO

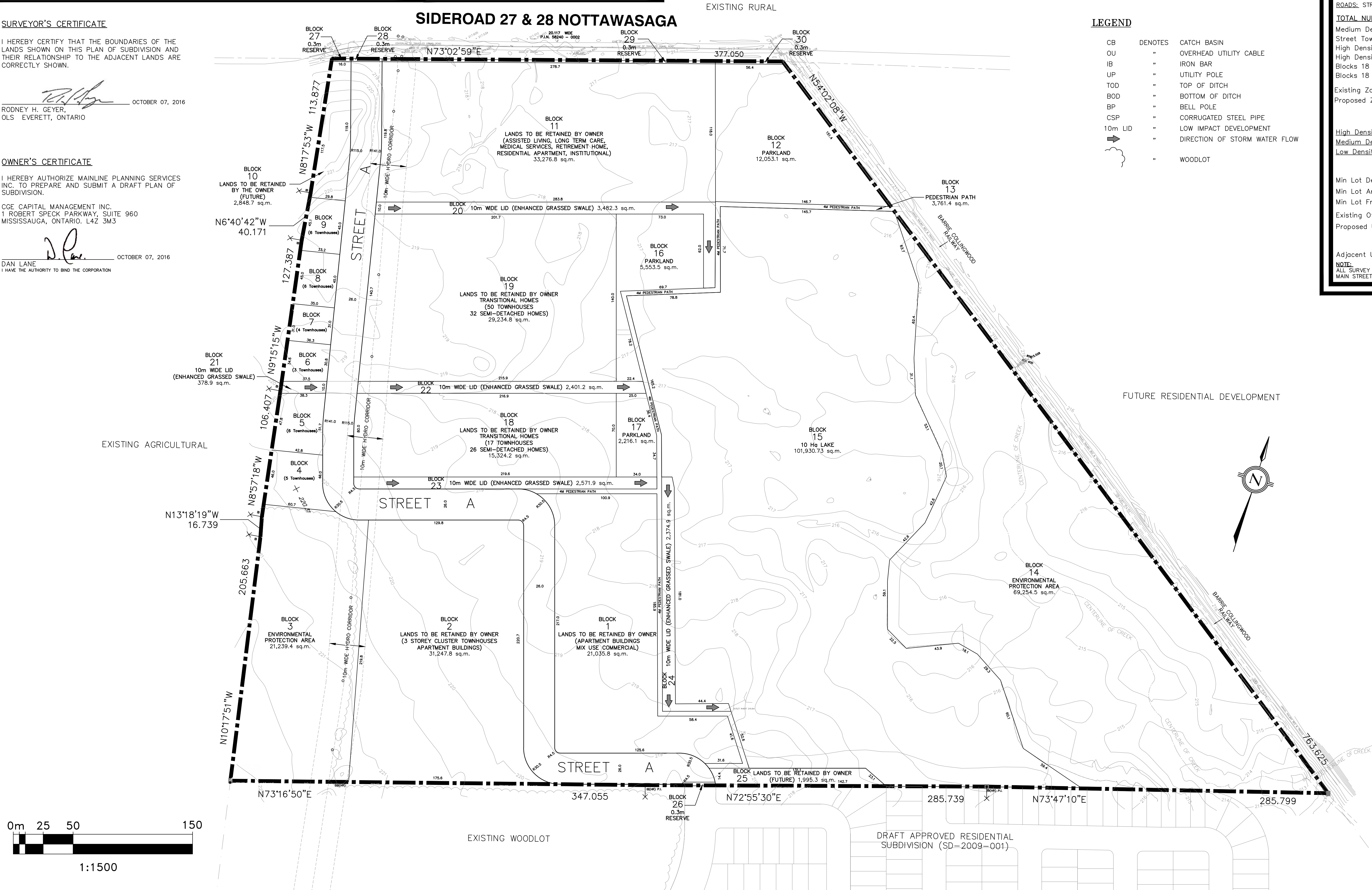
OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MAINLINE PLANNING SERVICES
INC. TO PREPARE AND SUBMIT A DRAFT PLAN OF
SUBDIVISION.



CGE CAPITAL MANAGEMENT INC.
1 ROBERT SPECK PARKWAY, SUITE 960
MISSISSAUGA, ONTARIO. L4Z 3M3

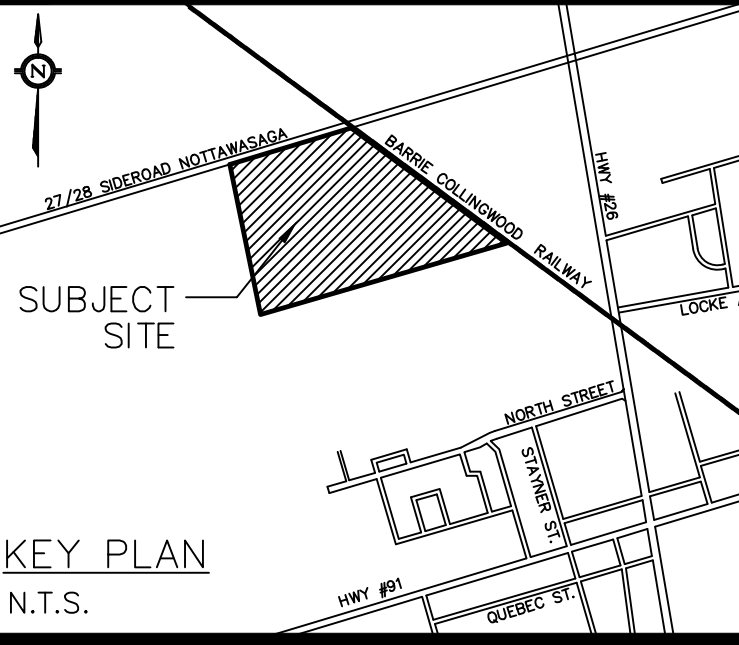

DAN LANE
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SIDEROAD 27 & 28 NOTTAWASAGA



LEGEND

CB	DENOTES	CATCH BASIN
OU	"	OVERHEAD UTILITY CABLE
IB	"	IRON BAR
UP	"	UTILITY POLE
TOD	"	TOP OF DITCH
BOD	"	BOTTOM OF DITCH
BP	"	BELL POLE
CSP	"	CORRUGATED STEEL PIPE
10m LID	"	LOW IMPACT DEVELOPMENT
	"	DIRECTION OF STORM WATER FLOW
	"	WOODLOT



1	OCT-16	SUBMITTED FOR DRAFT PLAN APPROVAL	JPP
NO.	DATE	DESCRIPTION	BY
REVISIONS			

mainline
planning services inc.

PH (905) 893-0046 FAX (888) 370-9474
P.O. BOX 319, KLEINBURG, ONTARIO, L0J 1C0

DRAWING TITLE			
PLAN OF SUBDIVISION			
PROJECT			
CLEARVIEW GARDEN ESTATES			
DEVELOPER/OWNER			
CGE CAPITAL MANAGEMENT INC.			
DRAWN	CHECKED	SCALE	DWG. NO.
K.A.R.	J.P.P.	1 = 1500	POS 1
DATE	ISSUED	JOB NO.	
5-15	J.P.P.	CP2	