

LAND USE SUMMARY			
LAND USE	LOTS / BLOCKS	UNITS	AREA
SINGLE DETACHED - 10.0m LOTS	001-048, 167-216, 234-311	178	6.15ha
SINGLE DETACHED - 11.6m LOTS	084-134, 149-151	54	2.51ha
SINGLE DETACHED - 13.7m LOTS	049-083, 135-148, 152-166, 219-230	79	4.83ha
TOWNHOUSE - 4 UNITS	312, 314-315, 317-319, 321-322, 324-325, 328-329, 334-335, 338-341, 344-345, 347-348	88	1.90ha
TOWNHOUSE - 6 UNITS	313, 316, 320, 323, 326-327, 330-333, 336-337, 342-343, 346, 349-350	102	2.09ha
PARK	351-360		2.48ha
STORMWATER POND	361-363		4.15ha
OPEN SPACE	364-367		8.40ha
FUTURE RIGHT OF WAY	368-370		0.21ha
ROAD WIDENING	371		0.23ha
0.3m RESERVE	372		<0.01ha
RIGHT OF WAY			7.26ha
TOTALS		501	40.22ha

LAND USE	LOTS / BLOCKS	UNITS	AREA
SINGLE DETACHED - 10.0m LOTS	001-014, 015-047, 166-217, 233-310	177	6.11ha
SINGLE DETACHED - 11.6m LOTS	083-133, 148-150	54	2.51ha
SINGLE DETACHED - 13.7m LOTS	049-082, 134-147, 151-165, 218-232	79	4.83ha
TOWNHOUSE - 4 UNITS	311, 313-314, 316-318, 320-321, 323-324, 327-328, 333-334, 337-340, 343-344, 346-347	88	1.90ha
TOWNHOUSE - 6 UNITS	312, 315, 319, 322, 325-326, 329-332, 335-336, 341-342, 347, 349-349	102	2.09ha
PARK	350-360		2.48ha
STORMWATER POND	361-363		4.15ha
OPEN SPACE	364-367		8.40ha
FUTURE RIGHT OF WAY	368-370		0.21ha
ROAD WIDENING	371		0.23ha
0.3m RESERVE	372		<0.01ha
OVERLAND FLOW / WALKWAY	373		0.03ha
RIGHT OF WAY			7.26ha
TOTALS		500	40.22ha

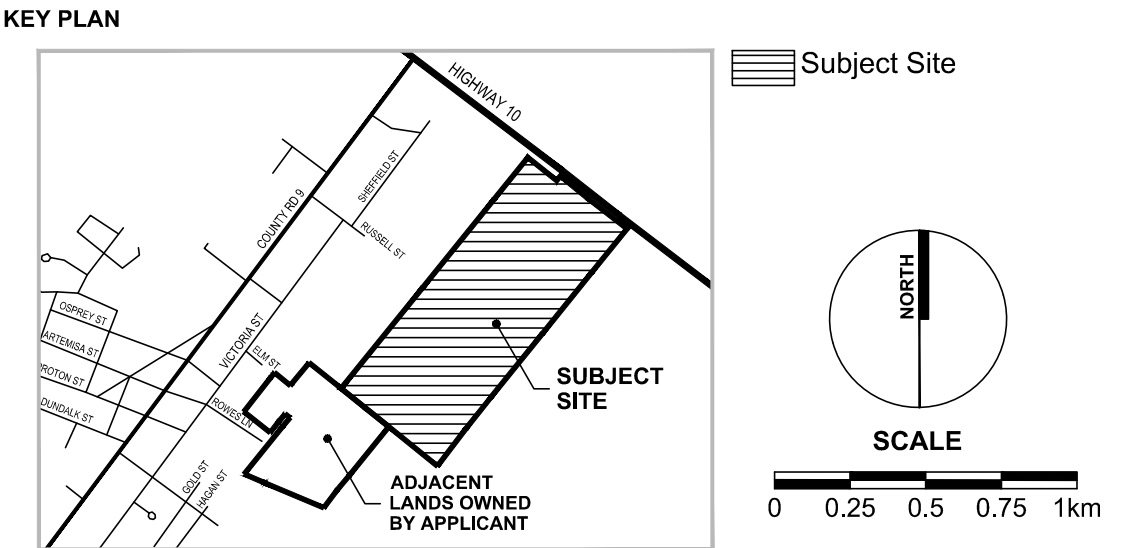
LEGAL DESCRIPTION
PART OF LOTS 233 AND 234
CONCESSION 1, SOUTHWEST OF THE TORONTO AND SYDENHAM ROAD
GEOGRAPHIC TOWNSHIP OF PROTON
TOWNSHIP OF SOUTHGATE
COUNTY OF GREY

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED
TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: _____

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN
AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
SHOWN.

DATE: _____



- LEGEND
- BOUNDARY LINE
 - RIGHT OF WAY LINE
 - BLOCK LINE
 - LOT LINE
 - UNIT LINE
 - LEGAL FABRIC
 - OVERHEAD HYDRO
 - FENCE
 - WATERCOURSE
 - WOODED AREA
 - TREES

No. 2 Feb. 9, 2017 • Widened Hydro Easement
• Added daylighting triangles to Future R.O.W.
• Added Overland Flow/Walkway Block 372
• Added Park Block 350
• Remove one Lot
• Rearrange Lots to fit
• Revised labels and dimensions

No. 1 Jul. 5, 2016 • Revised as per MTO comments March 17, 2016
• Added road widening, 0.3m reserve, and daylighting triangles
• Relocated Highway 10 entrance and future right of ways
• Reorganized subdivision layout along Highway 10
• Added walkways to Open Space

No. 0 Dec. 11, 2015 Draft Plan Application Submission

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17)
OF THE PLANNING ACT R.S.O. 1990 C.P.13 AS AMENDED

A. AS SHOWN	F. AS SHOWN	K. MUNICIPAL WATER AND
B. AS SHOWN	G. AS SHOWN	SANITARY SERVICES, ALL
C. AS SHOWN	H. MUNICIPAL WATER SUPPLY	MUNICIPAL SERVICES AS
D. RESIDENTIAL	I. SILT LOAM	REQUIRED.
E. AS SHOWN	J. AS SHOWN	L. AS SHOWN

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
MHBC PLANNING

113 COLLIER STREET
BARRIE, ON. L4M 1H2
P: 705 728 0045 F: 705 728 2010
WWW.MHBCPLAN.COM

STAMP	DATE DEC. 11, 2015
FILE No.	15184B
SCALE	1:1,800 (ARCH D)
DRAWN BY	M.M.
CHECKED BY	K.M.

PROJECT
FLATO EAST
FLATO GROUP INC.
3621 HIGHWAY 7 EAST, SUITE 503
MARKHAM, ON L3R 0G6
P:(905) 479-9292 F:(905) 429-9165
WWW.FLATOGROUP.COM

FILE NAME
REDLINE
DRAFT PLAN OF SUBDIVISION

SCALE BAR
0 10 20 30 40 50 75 100 150 200m

MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

N: \Southgate\Flato East - 15184B\Drawings\Draft Plan -
Redline\CAD\15184B_DraftPlan_Redline_2017-02-09.dwg