



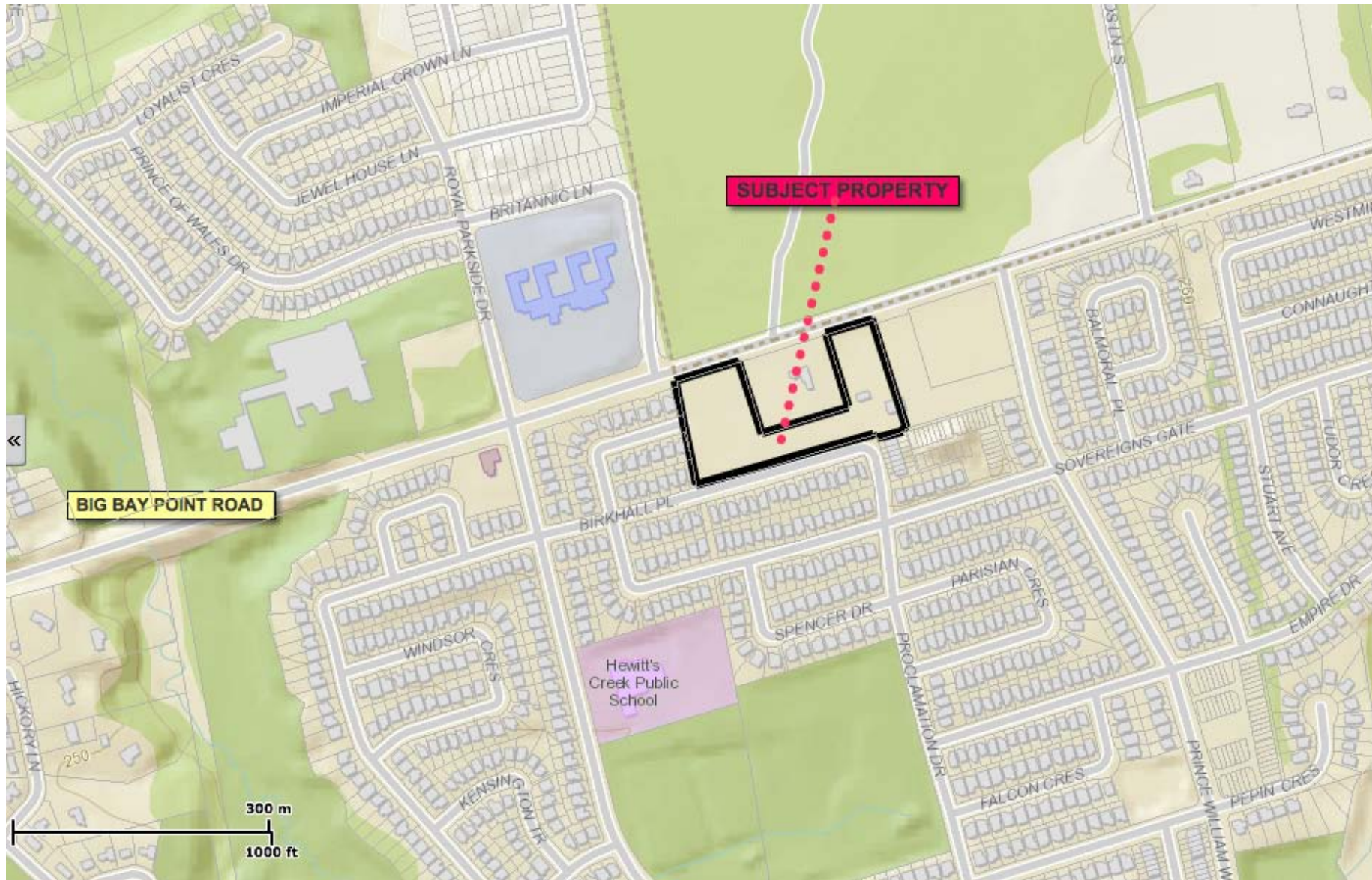
Application for the Approval of a Plan of Subdivision

**Robert Gilroy
Lands west and south of
801 Big Bay Point Road
Part Lot 17, Concession 12**

Public Meeting: February 3, 2014



Property Location



Air Photograph



Technical Studies

- ▶ Variety of reports associated with the approval of the Innis-Shore Secondary Plan – OPA 116.
- ▶ Owner has participated in cost sharing, parkland dedication, archaeological, natural heritage, and traffic reports.
- ▶ Natural Heritage Clearance Correspondence, Azimuth Environmental, September 2013.
- ▶ Servicing Analysis, C.C. Tatham Associates, September 2013.
- ▶ Planning Justification Report, October 2013.

Planning Context

Provincial Policy - Consistent with PPS, Conforms to Growth Plan

City Official Plan - Designated Residential (OPA 116)

Zoning - Lands are already zoned for the proposed use. Request is for the approval of the extension of Proclamation Drive and the division of lots.

Land Use Considerations - Subdivision Approval Section 51 (24) -Planning Act

- ▶ Full municipal services available to the site.
 - ▶ Appropriate subdivision design.
 - ▶ Conforms to the Innis-Shore Secondary Plan.
 - ▶ Compatible with adjacent development.
 - ▶ Transit, Schools, Parks, Commercial development in area.
 - ▶ Approval of plan resolves a longstanding issue related to Proclamation Drive.
-



Proposed Plan of Subdivision

JDA24

FINAL APPROVAL STAMP

Approved under Section 51 of the Planning Act.
THIS _____ DAY OF _____, 2013

DIRECTOR OF PLANNING

KEY MAP

[Click here to view the Key Map of the Plan](#)

PLAN OF PROPOSED SUBDIVISION OF PART OF
**LOT 17
CONCESSION 12,
GEOGRAPHIC TOWNSHIP OF INNISFIL,
CITY OF BARRIE,
COUNTY OF SIMCOE**

SCALE: 1 : 500

RUDY MAK SURVEYING LTD.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, BEING THE PROPRIETORS, OWNERS OR PARTIALLY OWNERS OF THE SUBJECT LANDS, HEREBY AUTHORIZE COLLESTE PHILLIPS, R.S.P. TO PREPARE THE PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF BARRIE FOR APPROVAL.

OWNER: _____ DATE: OCTOBER 26, 2013
OWNER: _____ DATE: OCTOBER 26, 2013

SURVEYOR'S CERTIFICATE

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

RUDY MAK SURVEYING LTD. DATE: OCTOBER 26, 2013
ONTARIO LAND SURVEYOR

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- A. SHOWN ON PLAN
- B. SHOWN ON PLAN
- C. KEY PLAN AS SHOWN
- D. SPECIAL DRAINAGE DRAINAGES
- E. SHOWN ON PLAN
- F. SHOWN ON PLAN
- G. SHOWN ON PLAN
- H. MUNICIPAL WATER TO BE PROVIDED
- I. SULTY LAND
- J. SHOWN ON PLAN
- K. MUNICIPAL SERVICES TO BE PROVIDED
- L. NO COVENANTS OR RESTRICTIONS

- STATISTICS
- SINGLE RESIDENTIAL—12M 23 UNITS 1.15ha
 - BLOCKS 16, 17 FUTURE RESIDENTIAL 0.03ha
 - BLOCK 18 TO BE ADDED TO RIR AND BAY POINT RD 0.08ha
 - BLOCK 19 0.77ha
 - ROAD 0.22ha
 - TOTAL 2.25ha

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

REVISION	BY	DATE
FIRST ISSUE	CL	DEC.3.2012
2ND ISSUE	CL	DEC.7.2012
3RD ISSUE	CL	FEB.15.2013
4TH ISSUE	CL	JAN.03.2013
REVISED	PHD	MAY.06.12
REVISED	PHD	MAY.23.12
REVISED	MM	JULY.1.12
REVISED	MM	JULY.30.12



CELESTE PHILLIPS PLANNING INC.
85 BAFFIELD ST., SUITE 500
BARRIE, ONTARIO, CANADA L4N 3A7
(705) 797-8977



DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED STOUND LEVEL. DISTANCES AND CAN BE USED TO COMPUTE GRID CO-ORDINATES



RESIDENTIAL

BIG BAY POINT ROAD

P.I.N. 5 8 8 7 0 0 0 0 2



LEGEND

□	DEMONSTRATES SURVEY MONUMENT FOUND
□	DEMONSTRATES SURVEY MONUMENT PLANTED
▨	DEMONSTRATES STAIRWAY IRON BAR
▨	DEMONSTRATES STAIRWAY IRON BAR WITH MARK
▨	DEMONSTRATES IRON BAR
▨	DEMONSTRATES WIRELESS
▨	DEMONSTRATES R.P. LITZEN G.L.S.
▨	DEMONSTRATES P.P. KITCHEN G.L.S.
▨	DEMONSTRATES RUDY MAK SURVEYING LTD.
▨	DEMONSTRATES GREIGHT, VANI MOESTRANE & GIBSON LTD.