

**DRAFT PLAN OF SUBDIVISION
DERRY BRITANNIA
DEVELOPMENTS LIMITED
(SOUTH PROPERTIES)**

PART OF LOTS 6,7,8 & 9, CONCESSION 9, N.S.
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

OWNERS CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF MISSISSAUGA FOR APPROVAL.

SIGNED *T. Warner* DATE APRIL 20, 2023
TIM WARNER, A.S.O.
DERRY BRITANNIA DEVELOPMENTS LIMITED

SURVEYORS CERTIFICATE

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

SIGNED *S. Goonewardena* DATE APRIL 20, 2023
SHAN GOONERWARDENA, B.ENG., O.L.S.
R-PE SURVEYING LTD.

ADDITIONAL INFORMATION

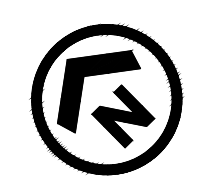
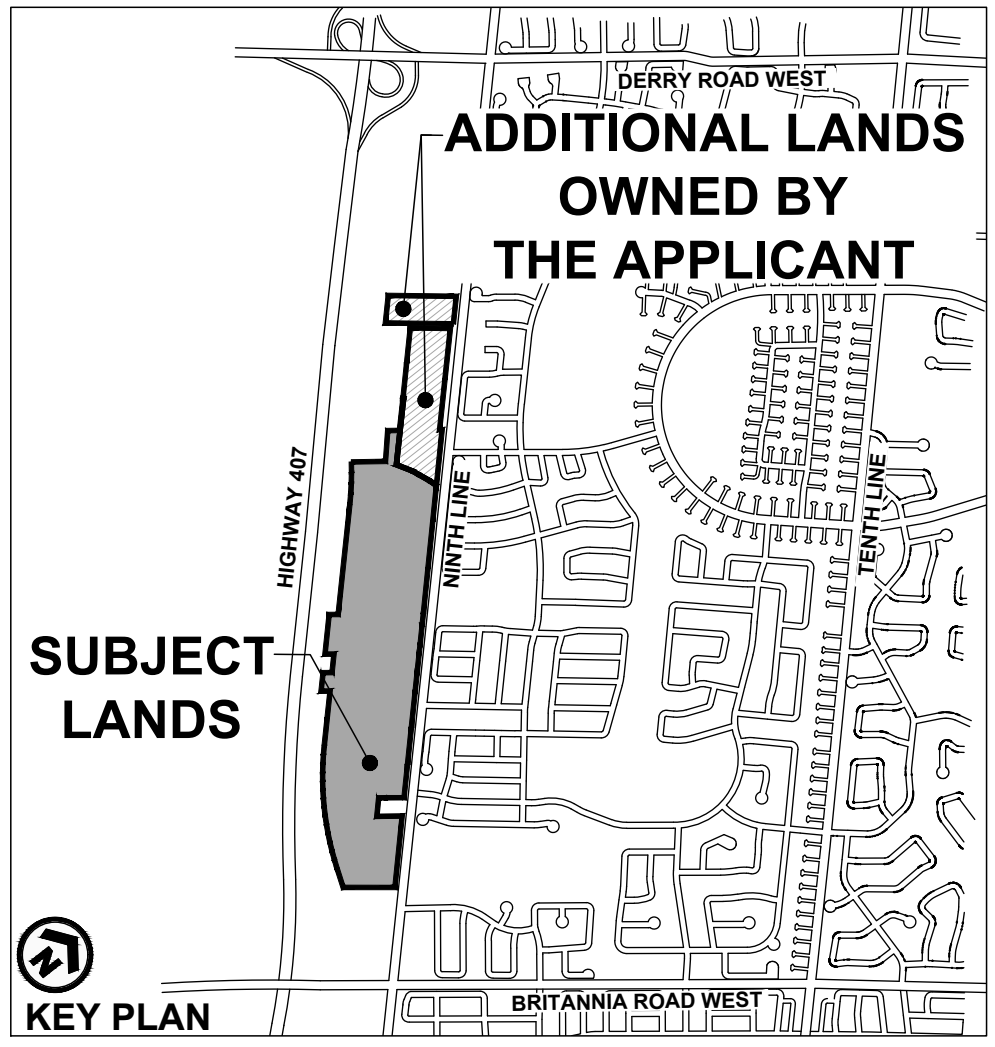
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.
H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

NOTES

- ALL DAYLIGHT ROUNDINGS ARE 5m UNLESS OTHERWISE NOTED
- PAVEMENT ILLUSTRATION IS DIAGRAMMATIC ONLY
- * DENSITY CALCULATION BASED ON TOTAL BLOCK AREA

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	TOTAL UNITS	DENSITY (UPNHA)
STREET TOWNHOUSES - 6.0m (20')	1-8	0.93	2.30	52	55.9
CONDOMINIUM TOWNHOUSES	9-11	9.43	23.30	448	47.5*
CONDOMINIUM APARTMENTS	12	0.08	0.20	275-325	331-392*
RESIDENTIAL RESERVE	13-15	0.19	0.47		
PUBLIC ELEMENTARY SCHOOL	16	2.833	7.00		
PARK	17,18	1.84	4.55		
TRAIL HEAD	19	0.16	0.40		
SWM POND	20	3.00	7.41		
TRANSITWAY & TRANSITWAY BUFFER	21,22	6.12	15.12		
GREENLANDS	23	9.79	24.19		
ROAD WIDENINGS	24,25	0.74	1.83		
0.3m RESERVE	26	0.00	0.00		
22.0m COLLECTOR ROW (1,210m LENGTH)		2.68	6.62		
TOTAL	26	37.79	93.39	775-825	69.3-73.7*



SCALE: 1:2000
(24" x 45")
SEPTEMBER 26, 2023

