

**DRAFT PLAN OF SUBDIVISION
DERRY BRITANNIA
DEVELOPMENTS LIMITED
(SOUTH PROPERTIES)
FILE # 21T-M19003 W10**

PART OF LOTS 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. Godwardena* DATE FEB. 27, 2026
SHAN GODWARDENA, B.ENG., O.L.S.
R-PE SURVEYING LTD.

ADDITIONAL INFORMATION

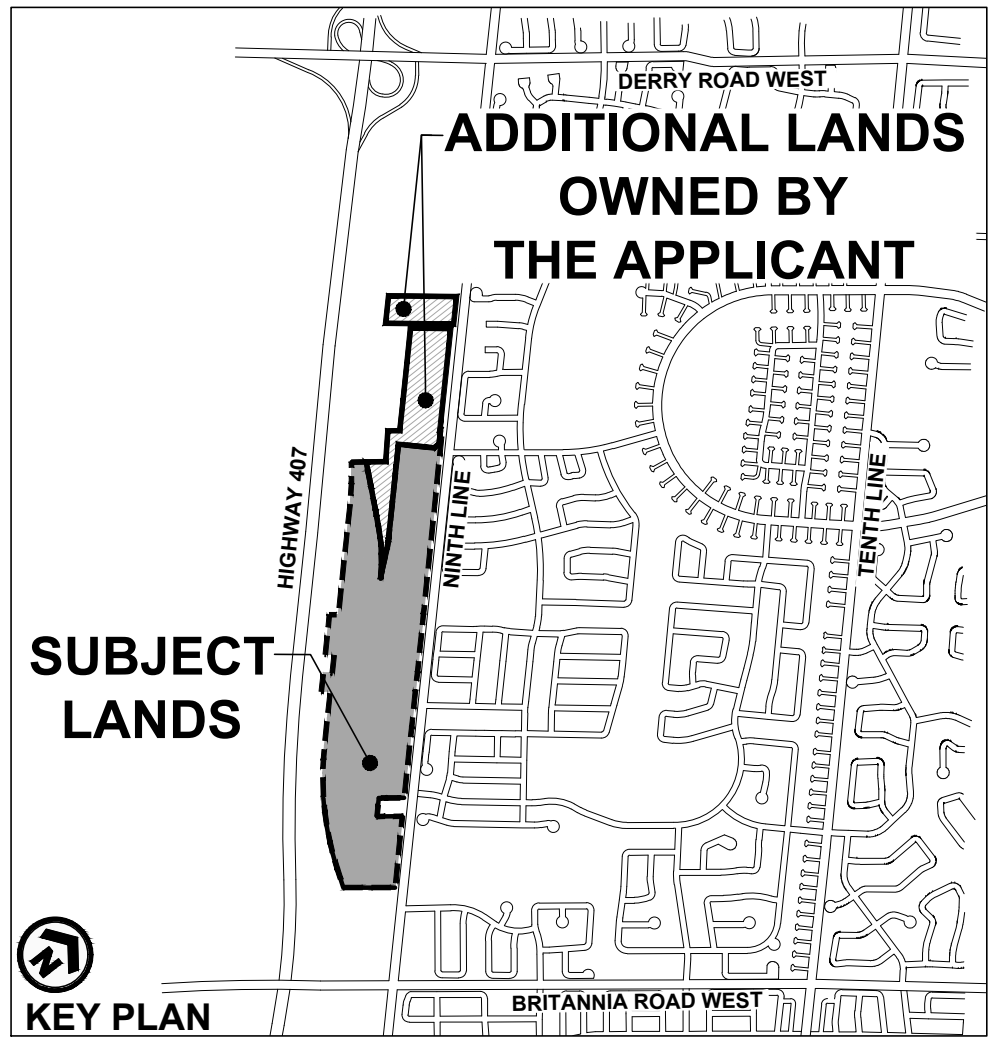
(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.
H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
I) SANDY LOAM AND CLAY LOAM
K) SANITARY AND STORM SEWERS TO BE PROVIDED

NOTES

- ALL DAYLIGHT ROUNDINGS ARE 5m UNLESS OTHERWISE NOTED
- PAVEMENT ILLUSTRATION IS DIAGRAMMATIC ONLY
- * BLOCKS 8, 9 & 18 ARE TO BE DEVELOPED AS ONE BLOCK

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	TOTAL UNITS	DENSITY (UPNHA)
STREET TOWNHOUSES - 6.0m (20')	1-7	0.77	1.90	45	58.4
CONDOMINIUM TOWNHOUSES	8,9	5.70	14.09	244	42.8
CONDOMINIUM APARTMENTS	10	0.82	2.03	275-325	335-396
RESIDENTIAL RESERVE	11,12	0.08	0.20		
PARK	13	0.76	1.88		
ROAD WIDENING	15	0.05	0.12		
0.3m RESERVE	14,17-19	0.03	0.07		
22.0m COLLECTOR ROW (608m LENGTH)		1.32	3.26		
TOTAL	19	9.53	23.55	564-614	77.4-84.2



SCALE: 1:2000
(24" x 45")
MARCH 13, 2026