

AVAILABLE  
DRAT PLAN APPROVED ESTATE LOT SUBDIVISION  
MANSFIELD, ONTARIO

LOCATION: Airport Rd. Mansfield Ont.  
Northeast quadrant of Airport Rd and County Rd 17

LEGAL  
DESCRIPTION: PART LOT 11 CONCESSION 7 Township of Mulmur

DESCRIPTION: 53 acres (21.757 ha.) of land in the hamlet of Mansfield ON  
Draft Plan & Zoning By-law Amendment Approved  
44 Estate Lots averaging ½ acre each.  
4 blocks consisting of 28 semi bungalow units geared to adult  
lifestyle/aging in place demographic.

DEVELOPMENT  
STATUS: Approved March 5 2025

AVAILABLE TESTS &  
DOCUMENTATION: Geo-Technical report  
Hydrogeological report  
Environmental (EIS & EAS) reports  
Servicing cost estimates  
Appraisal  
Phasing Options  
Bungalow semi built form concept plans  
Draft plan conditions

SERVICES  
AVAILABLE: Municipal water (allocated)  
Hydro  
High Speed Internet (Bell)  
Private septic systems (By others)

NOTES: Rare estate lot subdivision combined with approval for adult  
lifestyle/aging in place semi detached bungalows. Site is located in hamlet of Mansfield  
On. that enjoys local amenities and is close to Alliston, Barrie and Newmarket and 45  
minutes from the GTA. Site is located in area of various recreational amenities including  
skiing, hiking trails, golf including the offerings of the Collingwood area

ASKING  
PRICE: \$ 17,500,000.00 Terms available.



# DRAFT PLAN OF SUBDIVISION THE FIELDS ESTATES

Part of Lot 11, Concession 7  
East of Hurontario Street  
Town of Appleton  
County of Durham

**SUBJECT LANDS - 277,868.95m<sup>2</sup> / 21.757 ha**  
**7.7m SETBACK FROM TOP-OF-BANK**

LAND USE SCHEDULE	Lot / Block No.	Lot / Block Area (m <sup>2</sup> )	Lot / Block Area (ha)
RESIDENTIAL, SINGLE LOT	1-44	44	0.002
RESIDENTIAL, SINGLE LOT	45-48	28	0.001
RESIDENTIAL, SINGLE LOT	49-52	28	0.001
RESIDENTIAL, SINGLE LOT	53-56	28	0.001
RESIDENTIAL, SINGLE LOT	57-60	28	0.001
RESIDENTIAL, SINGLE LOT	61-64	28	0.001
RESIDENTIAL, SINGLE LOT	65-68	28	0.001
RESIDENTIAL, SINGLE LOT	69-72	28	0.001
RESIDENTIAL, SINGLE LOT	73-76	28	0.001
RESIDENTIAL, SINGLE LOT	77-80	28	0.001
RESIDENTIAL, SINGLE LOT	81-84	28	0.001
RESIDENTIAL, SINGLE LOT	85-88	28	0.001
RESIDENTIAL, SINGLE LOT	89-92	28	0.001
RESIDENTIAL, SINGLE LOT	93-96	28	0.001
RESIDENTIAL, SINGLE LOT	97-100	28	0.001
RESIDENTIAL, SINGLE LOT	101-104	28	0.001
RESIDENTIAL, SINGLE LOT	105-108	28	0.001
RESIDENTIAL, SINGLE LOT	109-112	28	0.001
RESIDENTIAL, SINGLE LOT	113-116	28	0.001
RESIDENTIAL, SINGLE LOT	117-120	28	0.001
RESIDENTIAL, SINGLE LOT	121-124	28	0.001
RESIDENTIAL, SINGLE LOT	125-128	28	0.001
RESIDENTIAL, SINGLE LOT	129-132	28	0.001
RESIDENTIAL, SINGLE LOT	133-136	28	0.001
RESIDENTIAL, SINGLE LOT	137-140	28	0.001
RESIDENTIAL, SINGLE LOT	141-144	28	0.001
RESIDENTIAL, SINGLE LOT	145-148	28	0.001
RESIDENTIAL, SINGLE LOT	149-152	28	0.001
RESIDENTIAL, SINGLE LOT	153-156	28	0.001
RESIDENTIAL, SINGLE LOT	157-160	28	0.001
RESIDENTIAL, SINGLE LOT	161-164	28	0.001
RESIDENTIAL, SINGLE LOT	165-168	28	0.001
RESIDENTIAL, SINGLE LOT	169-172	28	0.001
RESIDENTIAL, SINGLE LOT	173-176	28	0.001
RESIDENTIAL, SINGLE LOT	177-180	28	0.001
RESIDENTIAL, SINGLE LOT	181-184	28	0.001
RESIDENTIAL, SINGLE LOT	185-188	28	0.001
RESIDENTIAL, SINGLE LOT	189-192	28	0.001
RESIDENTIAL, SINGLE LOT	193-196	28	0.001
RESIDENTIAL, SINGLE LOT	197-200	28	0.001
RESIDENTIAL, SINGLE LOT	201-204	28	0.001
RESIDENTIAL, SINGLE LOT	205-208	28	0.001
RESIDENTIAL, SINGLE LOT	209-212	28	0.001
RESIDENTIAL, SINGLE LOT	213-216	28	0.001
RESIDENTIAL, SINGLE LOT	217-220	28	0.001
RESIDENTIAL, SINGLE LOT	221-224	28	0.001
RESIDENTIAL, SINGLE LOT	225-228	28	0.001
RESIDENTIAL, SINGLE LOT	229-232	28	0.001
RESIDENTIAL, SINGLE LOT	233-236	28	0.001
RESIDENTIAL, SINGLE LOT	237-240	28	0.001
RESIDENTIAL, SINGLE LOT	241-244	28	0.001
RESIDENTIAL, SINGLE LOT	245-248	28	0.001
RESIDENTIAL, SINGLE LOT	249-252	28	0.001
RESIDENTIAL, SINGLE LOT	253-256	28	0.001
RESIDENTIAL, SINGLE LOT	257-260	28	0.001
RESIDENTIAL, SINGLE LOT	261-264	28	0.001
RESIDENTIAL, SINGLE LOT	265-268	28	0.001
RESIDENTIAL, SINGLE LOT	269-272	28	0.001
RESIDENTIAL, SINGLE LOT	273-276	28	0.001
RESIDENTIAL, SINGLE LOT	277-280	28	0.001
RESIDENTIAL, SINGLE LOT	281-284	28	0.001
RESIDENTIAL, SINGLE LOT	285-288	28	0.001
RESIDENTIAL, SINGLE LOT	289-292	28	0.001
RESIDENTIAL, SINGLE LOT	293-296	28	0.001
RESIDENTIAL, SINGLE LOT	297-300	28	0.001
RESIDENTIAL, SINGLE LOT	301-304	28	0.001
RESIDENTIAL, SINGLE LOT	305-308	28	0.001
RESIDENTIAL, SINGLE LOT	309-312	28	0.001
RESIDENTIAL, SINGLE LOT	313-316	28	0.001
RESIDENTIAL, SINGLE LOT	317-320	28	0.001
RESIDENTIAL, SINGLE LOT	321-324	28	0.001
RESIDENTIAL, SINGLE LOT	325-328	28	0.001
RESIDENTIAL, SINGLE LOT	329-332	28	0.001
RESIDENTIAL, SINGLE LOT	333-336	28	0.001
RESIDENTIAL, SINGLE LOT	337-340	28	0.001
RESIDENTIAL, SINGLE LOT	341-344	28	0.001
RESIDENTIAL, SINGLE LOT	345-348	28	0.001
RESIDENTIAL, SINGLE LOT	349-352	28	0.001
RESIDENTIAL, SINGLE LOT	353-356	28	0.001
RESIDENTIAL, SINGLE LOT	357-360	28	0.001
RESIDENTIAL, SINGLE LOT	361-364	28	0.001
RESIDENTIAL, SINGLE LOT	365-368	28	0.001
RESIDENTIAL, SINGLE LOT	369-372	28	0.001
RESIDENTIAL, SINGLE LOT	373-376	28	0.001
RESIDENTIAL, SINGLE LOT	377-380	28	0.001
RESIDENTIAL, SINGLE LOT	381-384	28	0.001
RESIDENTIAL, SINGLE LOT	385-388	28	0.001
RESIDENTIAL, SINGLE LOT	389-392	28	0.001
RESIDENTIAL, SINGLE LOT	393-396	28	0.001
RESIDENTIAL, SINGLE LOT	397-400	28	0.001
RESIDENTIAL, SINGLE LOT	401-404	28	0.001
RESIDENTIAL, SINGLE LOT	405-408	28	0.001
RESIDENTIAL, SINGLE LOT	409-412	28	0.001
RESIDENTIAL, SINGLE LOT	413-416	28	0.001
RESIDENTIAL, SINGLE LOT	417-420	28	0.001
RESIDENTIAL, SINGLE LOT	421-424	28	0.001
RESIDENTIAL, SINGLE LOT	425-428	28	0.001
RESIDENTIAL, SINGLE LOT	429-432	28	0.001
RESIDENTIAL, SINGLE LOT	433-436	28	0.001
RESIDENTIAL, SINGLE LOT	437-440	28	0.001
RESIDENTIAL, SINGLE LOT	441-444	28	0.001
RESIDENTIAL, SINGLE LOT	445-448	28	0.001
RESIDENTIAL, SINGLE LOT	449-452	28	0.001
RESIDENTIAL, SINGLE LOT	453-456	28	0.001
RESIDENTIAL, SINGLE LOT	457-460	28	0.001
RESIDENTIAL, SINGLE LOT	461-464	28	0.001
RESIDENTIAL, SINGLE LOT	465-468	28	0.001
RESIDENTIAL, SINGLE LOT	469-472	28	0.001
RESIDENTIAL, SINGLE LOT	473-476	28	0.001
RESIDENTIAL, SINGLE LOT	477-480	28	0.001
RESIDENTIAL, SINGLE LOT	481-484	28	0.001
RESIDENTIAL, SINGLE LOT	485-488	28	0.001
RESIDENTIAL, SINGLE LOT	489-492	28	0.001
RESIDENTIAL, SINGLE LOT	493-496	28	0.001
RESIDENTIAL, SINGLE LOT	497-500	28	0.001
RESIDENTIAL, SINGLE LOT	501-504	28	0.001
RESIDENTIAL, SINGLE LOT	505-508	28	0.001
RESIDENTIAL, SINGLE LOT	509-512	28	0.001
RESIDENTIAL, SINGLE LOT	513-516	28	0.001
RESIDENTIAL, SINGLE LOT	517-520	28	0.001
RESIDENTIAL, SINGLE LOT	521-524	28	0.001
RESIDENTIAL, SINGLE LOT	525-528	28	0.001
RESIDENTIAL, SINGLE LOT	529-532	28	0.001
RESIDENTIAL, SINGLE LOT	533-536	28	0.001
RESIDENTIAL, SINGLE LOT	537-540	28	0.001
RESIDENTIAL, SINGLE LOT	541-544	28	0.001
RESIDENTIAL, SINGLE LOT	545-548	28	0.001
RESIDENTIAL, SINGLE LOT	549-552	28	0.001
RESIDENTIAL, SINGLE LOT	553-556	28	0.001
RESIDENTIAL, SINGLE LOT	557-560	28	0.001
RESIDENTIAL, SINGLE LOT	561-564	28	0.001
RESIDENTIAL, SINGLE LOT	565-568	28	0.001
RESIDENTIAL, SINGLE LOT	569-572	28	0.001
RESIDENTIAL, SINGLE LOT	573-576	28	0.001
RESIDENTIAL, SINGLE LOT	577-580	28	0.001
RESIDENTIAL, SINGLE LOT	581-584	28	0.001
RESIDENTIAL, SINGLE LOT	585-588	28	0.001
RESIDENTIAL, SINGLE LOT	589-592	28	0.001
RESIDENTIAL, SINGLE LOT	593-596	28	0.001
RESIDENTIAL, SINGLE LOT	597-600	28	0.001
RESIDENTIAL, SINGLE LOT	601-604	28	0.001
RESIDENTIAL, SINGLE LOT	605-608	28	0.001
RESIDENTIAL, SINGLE LOT	609-612	28	0.001
RESIDENTIAL, SINGLE LOT	613-616	28	0.001
RESIDENTIAL, SINGLE LOT	617-620	28	0.001
RESIDENTIAL, SINGLE LOT	621-624	28	0.001
RESIDENTIAL, SINGLE LOT	625-628	28	0.001
RESIDENTIAL, SINGLE LOT	629-632	28	0.001
RESIDENTIAL, SINGLE LOT	633-636	28	0.001
RESIDENTIAL, SINGLE LOT	637-640	28	0.001
RESIDENTIAL, SINGLE LOT	641-644	28	0.001
RESIDENTIAL, SINGLE LOT	645-648	28	0.001
RESIDENTIAL, SINGLE LOT	649-652	28	0.001
RESIDENTIAL, SINGLE LOT	653-656	28	0.001
RESIDENTIAL, SINGLE LOT	657-660	28	0.001
RESIDENTIAL, SINGLE LOT	661-664	28	0.001
RESIDENTIAL, SINGLE LOT	665-668	28	0.001
RESIDENTIAL, SINGLE LOT	669-672	28	0.001
RESIDENTIAL, SINGLE LOT	673-676	28	0.001
RESIDENTIAL, SINGLE LOT	677-680	28	0.001
RESIDENTIAL, SINGLE LOT	681-684	28	0.001
RESIDENTIAL, SINGLE LOT	685-688	28	0.001
RESIDENTIAL, SINGLE LOT	689-692	28	0.001
RESIDENTIAL, SINGLE LOT	693-696	28	0.001
RESIDENTIAL, SINGLE LOT	697-700	28	0.001
RESIDENTIAL, SINGLE LOT	701-704	28	0.001
RESIDENTIAL, SINGLE LOT	705-708	28	0.001
RESIDENTIAL, SINGLE LOT	709-712	28	0.001
RESIDENTIAL, SINGLE LOT	713-716	28	0.001
RESIDENTIAL, SINGLE LOT	717-720	28	0.001
RESIDENTIAL, SINGLE LOT	721-724	28	0.001
RESIDENTIAL, SINGLE LOT	725-728	28	0.001
RESIDENTIAL, SINGLE LOT	729-732	28	0.001
RESIDENTIAL, SINGLE LOT	733-736	28	0.001
RESIDENTIAL, SINGLE LOT	737-740	28	0.001
RESIDENTIAL, SINGLE LOT	741-744	28	0.001
RESIDENTIAL, SINGLE LOT	745-748	28	0.001
RESIDENTIAL, SINGLE LOT	749-752	28	0.001
RESIDENTIAL, SINGLE LOT	753-756	28	0.001
RESIDENTIAL, SINGLE LOT	757-760	28	0.001
RESIDENTIAL, SINGLE LOT	761-764	28	0.001
RESIDENTIAL, SINGLE LOT	765-768	28	0.001
RESIDENTIAL, SINGLE LOT	769-772	28	0.001
RESIDENTIAL, SINGLE LOT	773-776	28	0.001
RESIDENTIAL, SINGLE LOT	777-780	28	0.001
RESIDENTIAL, SINGLE LOT	781-784	28	0.001
RESIDENTIAL, SINGLE LOT	785-788	28	0.001
RESIDENTIAL, SINGLE LOT	789-792	28	0.001
RESIDENTIAL, SINGLE LOT	793-796	28	0.001
RESIDENTIAL, SINGLE LOT	797-800	28	0.001
RESIDENTIAL, SINGLE LOT	801-804	28	0.001
RESIDENTIAL, SINGLE LOT	805-808	28	0.001
RESIDENTIAL, SINGLE LOT	809-812	28	0.001
RESIDENTIAL, SINGLE LOT	813-816	28	0.001
RESIDENTIAL, SINGLE LOT	817-820	28	0.001
RESIDENTIAL, SINGLE LOT	821-824	28	0.001
RESIDENTIAL, SINGLE LOT	825-828	28	0.001
RESIDENTIAL, SINGLE LOT	829-832	28	0.001
RESIDENTIAL, SINGLE LOT	833-836	28	0.001
RESIDENTIAL, SINGLE LOT	837-840	28	0.001
RESIDENTIAL, SINGLE LOT	841-844	28	0.001
RESIDENTIAL, SINGLE LOT	845-848	28	0.001
RESIDENTIAL, SINGLE LOT	849-852	28	0.001
RESIDENTIAL, SINGLE LOT	853-856	28	0.001
RESIDENTIAL, SINGLE LOT	857-860	28	0.001
RESIDENTIAL, SINGLE LOT	861-864	28	0.001
RESIDENTIAL, SINGLE LOT	865-868	28	0.001
RESIDENTIAL, SINGLE LOT	869-872	28	0.001
RESIDENTIAL, SINGLE LOT	873-876	28	0.001
RESIDENTIAL, SINGLE LOT	877-880	28	0.001
RESIDENTIAL, SINGLE LOT	881-884	28	0.001
RESIDENTIAL, SINGLE LOT	885-888	28	0.001
RESIDENTIAL, SINGLE LOT	889-892	28	0.001
RESIDENTIAL, SINGLE LOT	893-896	28	0.001
RESIDENTIAL, SINGLE LOT	897-900	28	0.001
RESIDENTIAL, SINGLE LOT	901-904	28	0.001
RESIDENTIAL, SINGLE LOT	905-908	28	0.001
RESIDENTIAL, SINGLE LOT	909-912	28	0.001
RESIDENTIAL, SINGLE LOT	913-916	28	0.001
RESIDENTIAL, SINGLE LOT	917-920	28	0.001
RESIDENTIAL, SINGLE LOT	921-924	28	0.001
RESIDENTIAL, SINGLE LOT	925-928	28	0.001
RESIDENTIAL, SINGLE LOT	929-932	28	0.001
RESIDENTIAL, SINGLE LOT	933-936	28	0.001
RESIDENTIAL, SINGLE LOT	937-940	28	0.001
RESIDENTIAL, SINGLE LOT	941-944	28	0.001
RESIDENTIAL, SINGLE LOT	945-948	28	0.001
RESIDENTIAL, SINGLE LOT	949-952	28	0.001
RESIDENTIAL, SINGLE LOT	953-956	28	0.001
RESIDENTIAL, SINGLE LOT	957-960	28	0.001
RESIDENTIAL, SINGLE LOT	961-964	28	0.001
RESIDENTIAL, SINGLE LOT	965-968	28	0.001
RESIDENTIAL, SINGLE LOT	969-972	28	0.001
RESIDENTIAL, SINGLE LOT	973-976	28	0.001
RESIDENTIAL, SINGLE LOT	977-980	28	0.001
RESIDENTIAL, SINGLE LOT	981-984	28	0.001
RESIDENTIAL, SINGLE LOT	985-988	28	0.001
RESIDENTIAL, SINGLE LOT	989-992	28	0.001
RESIDENTIAL, SINGLE LOT	993-996	28	0.001
RESIDENTIAL, SINGLE LOT	997-1000	28	0.001

**OWNER'S CERTIFICATE**  
I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE AND TO REMAIN VALID TO SUBMIT THIS PLAN OF SUBDIVISION TO THE COUNTY OF DURHAM FOR APPROVAL.

DATE: February 28, 2025

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS AND TO ANY ADJACENT WATER COURSE ARE CORRECTLY SHOWN.


DATE: Feb. 28, 2025

**SECTION 4(1) OF THE PLANNING ACT**  
I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE AND TO REMAIN VALID TO SUBMIT THIS PLAN OF SUBDIVISION TO THE COUNTY OF DURHAM FOR APPROVAL.

DATE: Feb. 28, 2025

**SCHEDULE OF REVISIONS**

No.	Date	Description	By
1	Dec. 22, 2023	Road & lot revisions along Street C	A.S.
2	Nov. 20, 2024	Revised layout of the subject lands	A.S.
3	Nov. 20, 2024	Revised layout of the subject lands	A.S.
4	Nov. 20, 2024	Revised layout of the subject lands	A.S.
5	Nov. 20, 2024	Revised layout of the subject lands	A.S.
6	Nov. 20, 2024	Revised layout of the subject lands	A.S.
7	Nov. 20, 2024	Revised layout of the subject lands	A.S.
8	Nov. 20, 2024	Revised layout of the subject lands	A.S.
9	Nov. 20, 2024	Revised layout of the subject lands	A.S.
10	Nov. 20, 2024	Revised layout of the subject lands	A.S.
11	Nov. 20, 2024	Revised layout of the subject lands	A.S.
12	Nov. 20, 2024	Revised layout of the subject lands	A.S.
13	Nov. 20, 2024	Revised layout of the subject lands	A.S.
14	Nov. 20, 2024	Revised layout of the subject lands	A.S.
15	Nov. 20, 2024	Revised layout of the subject lands	A.S.

**INNOVATIVE PLANNING SOLUTIONS**  
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

Date: August 12, 2021 Drawn By: SM

File: 25-1019 Owner: GS

**4.5.2 REGULATIONS FOR PERMITTED USES**

PROVISIONS	REQUIRED	PROVIDED: BLOCK 45	PROVIDED: BLOCK 46	PROVIDED: BLOCK 47	PROVIDED: BLOCK 48
Min. Lot Area	0.40ha	0.552ha (9,515.15m <sup>2</sup> )	0.698ha (9,984.8m <sup>2</sup> )	0.274ha (2,744.5m <sup>2</sup> )	0.625ha (9,248.37m <sup>2</sup> )
Min. Lot Frontage	38.0m	110.5m	47.2m	60.8m	67.2m
Min. Front Yard Setback	7.5m	8.6m	16.6m	7.5m	7.5m
Min. Interior Side Yard Setback	1.5m	1.6m	7.7m	1.6m	2.0m
Min. Exterior Side Yard Setback	7.5m	N.A.	7.5m	- 4.5m to lot line - 4.5m to daylight drainage	25.1m
Min. Rear Yard Setback	7.5m	28.7m	5.9m	32.4m	14.8m
Max. Lot Coverage	20%	23.9% (1,320.0m <sup>2</sup> )	19.9% (1,320.0m <sup>2</sup> )	34.0% (660.0m <sup>2</sup> )	21.1% (1,320.0m <sup>2</sup> )
Max. Height	10.5m	< 10.5m	< 10.5m	< 10.5m	< 10.5m

**CONCEPTUAL LAYOUT (SEMI DETACHED BLOCKS) THE FIELDS ESTATES**

Part of Lot 11, Concession 7  
East of Hurontario Street  
Township of Maitland  
County of Dufferin

Scale  
0 10 20 30 40 50m

**LEGEND**

- SUBJECT LANDS - 21,510 ha.
- 7.0m SETBACK FROM TOP-OF-BANK

**ORIGINAL COUNTY ROAD ALLOWANCE BETWEEN LOTS 10 AND 11**

**COUNTY ROAD 17**

**BLOCK 82**

**BLOCK 83**

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

Semi Bungalow Rendering and Building Plans

