



**DRAFT PLAN OF SUBDIVISION**  
 PART OF LOT 5, CONCESSION 13  
 (PART 1, PLAN 51R-11606)  
 MUNICIPALLY KNOWN AS  
 405 ESSA ROAD  
 IN THE  
 CITY OF BARRIE  
 COUNTY OF SIMCOE  
 2017

SCALE: 1:150

**OWNER'S CERTIFICATE**  
 I HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: \_\_\_\_\_ SEAN MASON HOMES (ESSA ROAD) INC.

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

DATE: \_\_\_\_\_ DINO R.S. ASTRI, OLS

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

a) SHOWN ON PLAN	d) RESIDENTIAL, ACCESS, ROAD WIDENING, DAYLIGHT TRIANGLE	e) SHOWN ON PLAN	i) SAND SILT
b) SEE KEY PLAN		f) SHOWN ON PLAN	j) SHOWN ON PLAN
c) SHOWN ON PLAN		g) SHOWN ON PLAN	k) ALL MUNICIPAL SERVICES
		h) MUNICIPAL WATER	l) NONE

**LAND USE STATISTICS**

LAND USE	LOT / BLOCK	AREA (ha)	%
RESIDENTIAL	1	0.26	95.8
ROAD WIDENING	2	0.01	4.2
<b>TOTAL</b>		<b>0.27</b>	<b>100</b>

**DRAFT PLAN OF SUBDIVISION**  
 405 ESSA ROAD - CITY OF BARRIE

**IPS INNOVATIVE PLANNING SOLUTIONS**  
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS  
 150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1  
 tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

FILE NAME: 17-715 DRAFT PLAN OF SUBDIVISION.dwg  
 DATE: OCTOBER 16, 2017 DRAWN BY: W.C.