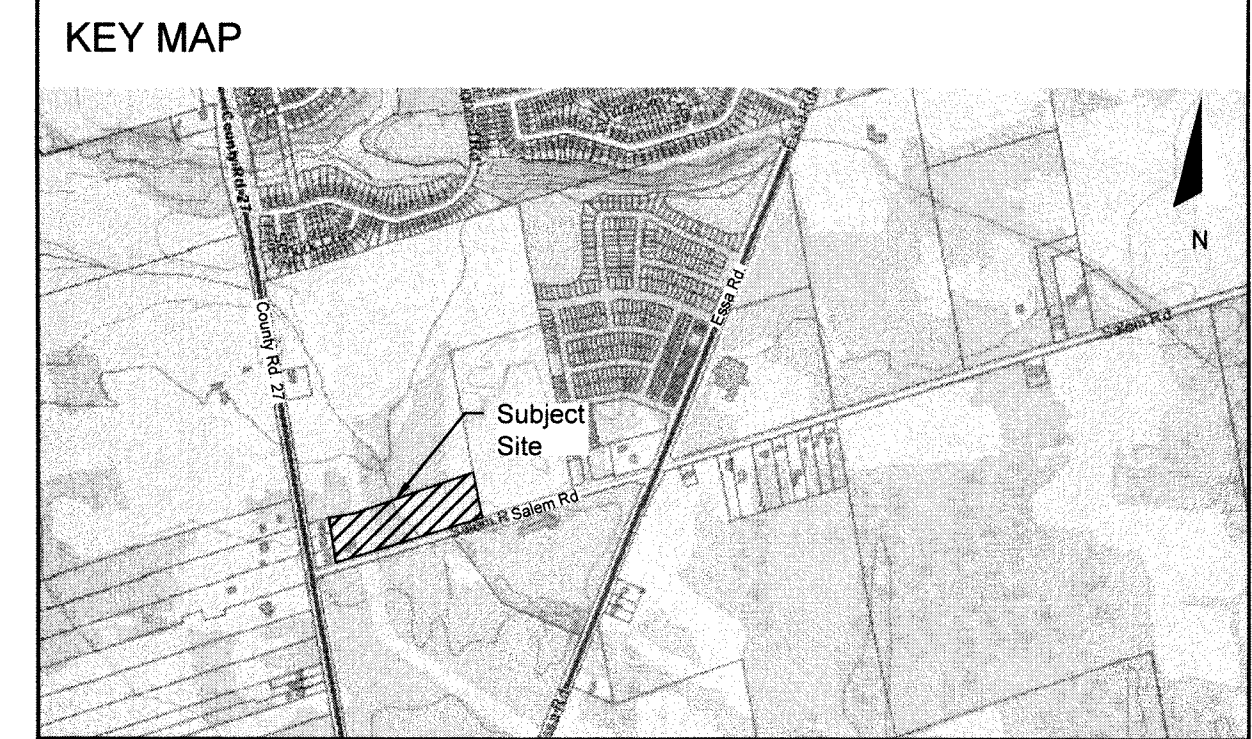
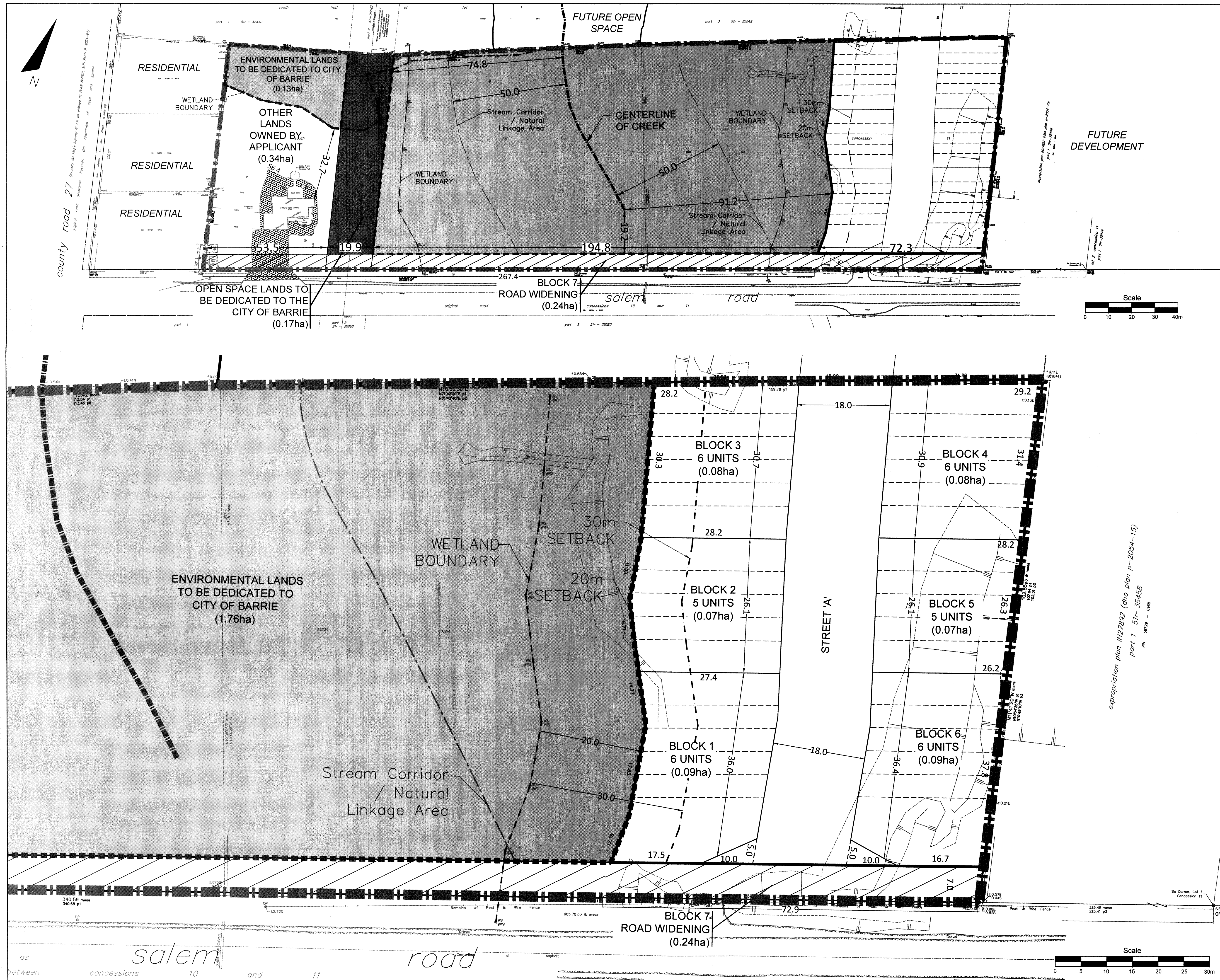




DRAFT PLAN OF SUBDIVISION

PART OF SOUTH HALF OF LOT 1, CONCESSION 11,
GEOGRAPHIC TOWNSHIP OF INNISFIL,
TOWN OF INNISFIL,
COUNTY OF SIMCOE

- LEGEND**
- SUBJECT LANDS
 - AREA: 3.32ha
 - FRONTAGE: 340.5m (incl. develop. limit)
 - DEVELOPMENT LIMIT (AREA:0.68ha excluding road widening)
 - WETLAND BOUNDARY
 - WETLAND SETBACK
 - STREAM CORRIDOR / NATURAL LINKAGE AREA
 - ENVIRONMENTAL LANDS TO BE DEDICATED TO THE CITY OF BARRIE
 - OPEN SPACE LANDS TO BE DEDICATED TO THE CITY OF BARRIE

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.
December 16, 2022 *Neil A. Legrow*

DATE: OWNER'S NAME:

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.
DECEMBER 16, 2022 *Neil A. Legrow*

DATE: NEIL A. LEGROW, O.L.S.

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

- | | |
|------------------|-----------------------------|
| a) SHOWN ON PLAN | g) SHOWN ON PLAN |
| b) SHOWN ON PLAN | h) MUNICIPAL WATER |
| c) SEE KEY PLAN | i) SAND, SILT, CLAY |
| d) RESIDENTIAL | j) SHOWN ON PLAN |
| e) SHOWN ON PLAN | k) MUNICIPAL WATER & SEWAGE |
| f) SHOWN ON PLAN | l) NONE |

LAND USE STATISTICS

LAND USE	LOT / BLK No.	UNITS	AREA (ha)
Residential - Townhouse	1 - 6	34	0.48
Street 'A'			0.20
TOTAL	7	34	0.68ha

IPS INNOVATIVE PLANNING SOLUTIONS
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
647 WELHAM ROAD, UNIT 9, BARRIE, ON L4N 0B7
tel: 705 • 812 • 3281 fax: 705 • 812 • 3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date:	Sept. 9, 2022	Drawn By:	A.S.
File:	20-992	Checked:	T.K.