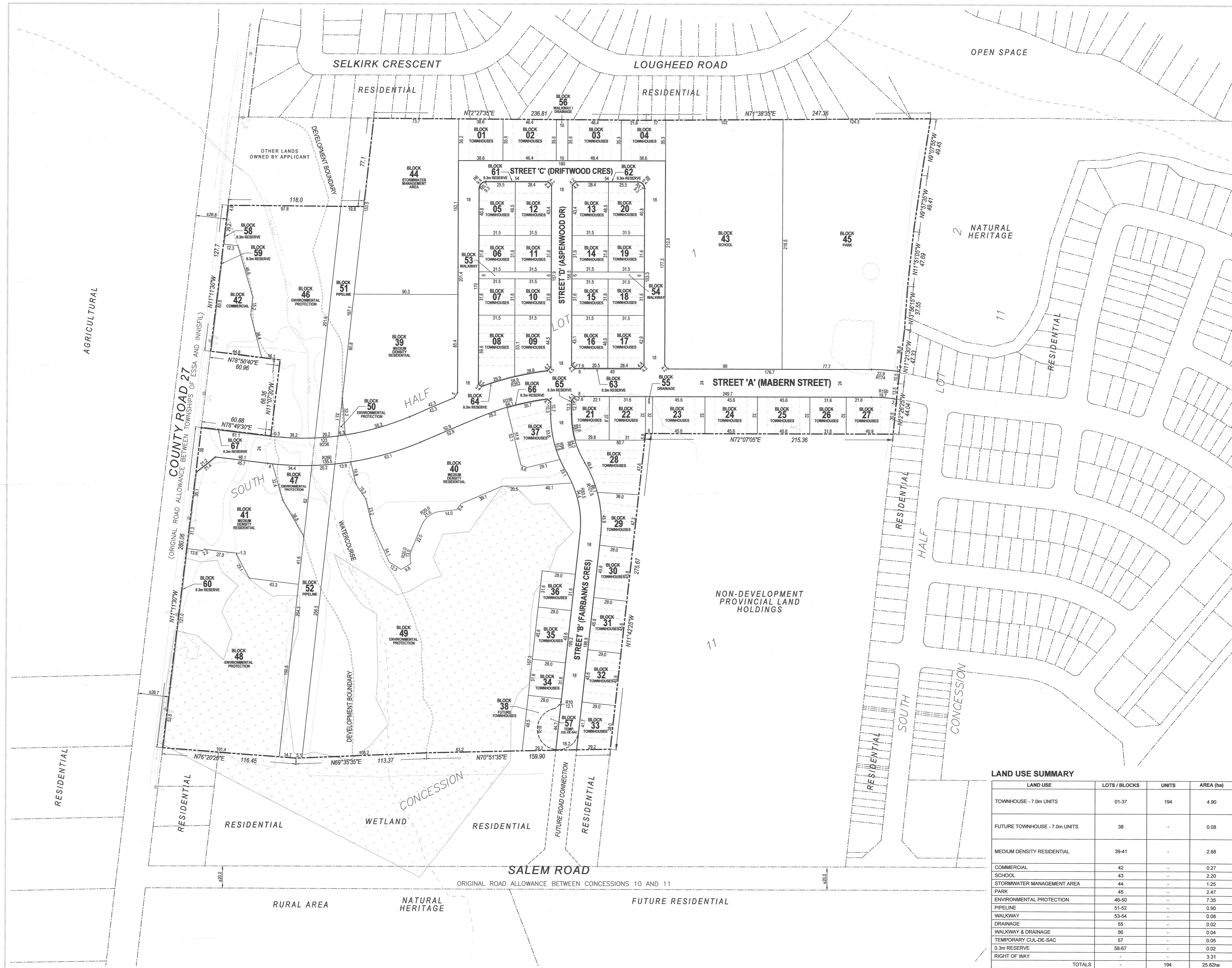




LEGAL DESCRIPTION
PART OF SOUTH HALF LOT 1
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF INNISFIL
TOWN OF INNISFIL
COUNTY OF SIMCOE

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED
TO SUBMIT THIS PLAN FOR APPROVAL.
DATE: Oct. 16, 2020
JOHN DIPOCE
DIPOCE (INNISFIL) INC.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN
AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY
SHOWN.
DATE: Oct. 20, 2020
RODNEY H. GEYER - O.L.S.
GEYER SURVEYS



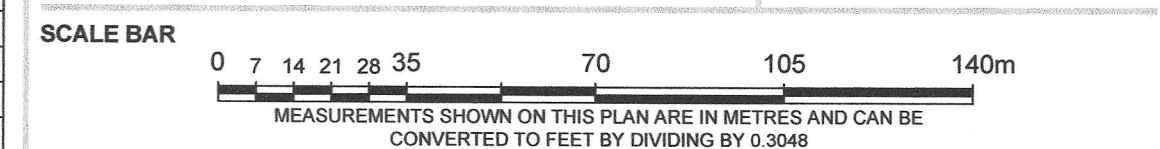
LEGEND
--- PROJECT BOUNDARY LINE
--- RIGHT OF WAY LINE
--- BLOCK LINE
--- LOT LINE
--- PARCEL FABRIC

REVISION No. DATE ISSUED / REVISION BY
ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17)
OF THE PLANNING ACT R.S.O. 1990 C.P.13 AS AMENDED
A. AS SHOWN F. AS SHOWN K. ALL SERVICES AS REQUIRED
B. AS SHOWN G. AS SHOWN (WATER, SANITARY,
C. AS SHOWN H. MUNICIPAL WATER SUPPLY STORMWATER, HYDRO)
D. AS SHOWN I. SILT/LOAM L. AS SHOWN
E. AS SHOWN J. AS SHOWN

PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
MHBC PLANNING
113 COLLIER STREET
BARRIE, ON. L4M 1H2
P: 705 728 0045 F: 705 728 2010
WWW.MHBCPLAN.COM

STAMP
DATE: JUNE 12, 2020
FILE No. 0853F
SCALE: 1:1,500 (ARCH D)
DRAWN BY: M.M.
CHECKED BY: K.M.
OTHER:

PROJECT
DIPOCE BARRIE
DIPOCE (INNISFIL) INC.
FILE NAME: DRAFT PLAN OF SUBDIVISION
DWG No. 1 of 1



MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

N:\Barrie\DiPoce - Barrie Expansion Lands - 0853F\Drawings\Draft Plan\CAD\DraftPlan_2020-06-12.dwg

LAND USE SUMMARY

LAND USE	LOTS / BLOCKS	UNITS	AREA (ha)
TOWNHOUSE - 7.0m UNITS	01-37	194	4.90
FUTURE TOWNHOUSE - 7.0m UNITS	38	-	0.08
MEDIUM DENSITY RESIDENTIAL	39-41	-	2.88
COMMERCIAL	42	-	0.27
SCHOOL	43	-	2.20
STORMWATER MANAGEMENT AREA	44	-	1.25
PARK	45	-	2.47
ENVIRONMENTAL PROTECTION	46-50	-	7.35
PIPELINE	51-52	-	0.90
WALKWAY	53-54	-	0.08
DRAINAGE	55	-	0.02
WALKWAY & DRAINAGE	56	-	0.04
TEMPORARY CUL-DE-SAC	57	-	0.05
0.3m RESERVE	58-67	-	0.02
RIGHT OF WAY	-	-	3.31
TOTALS	-	194	25.82ha