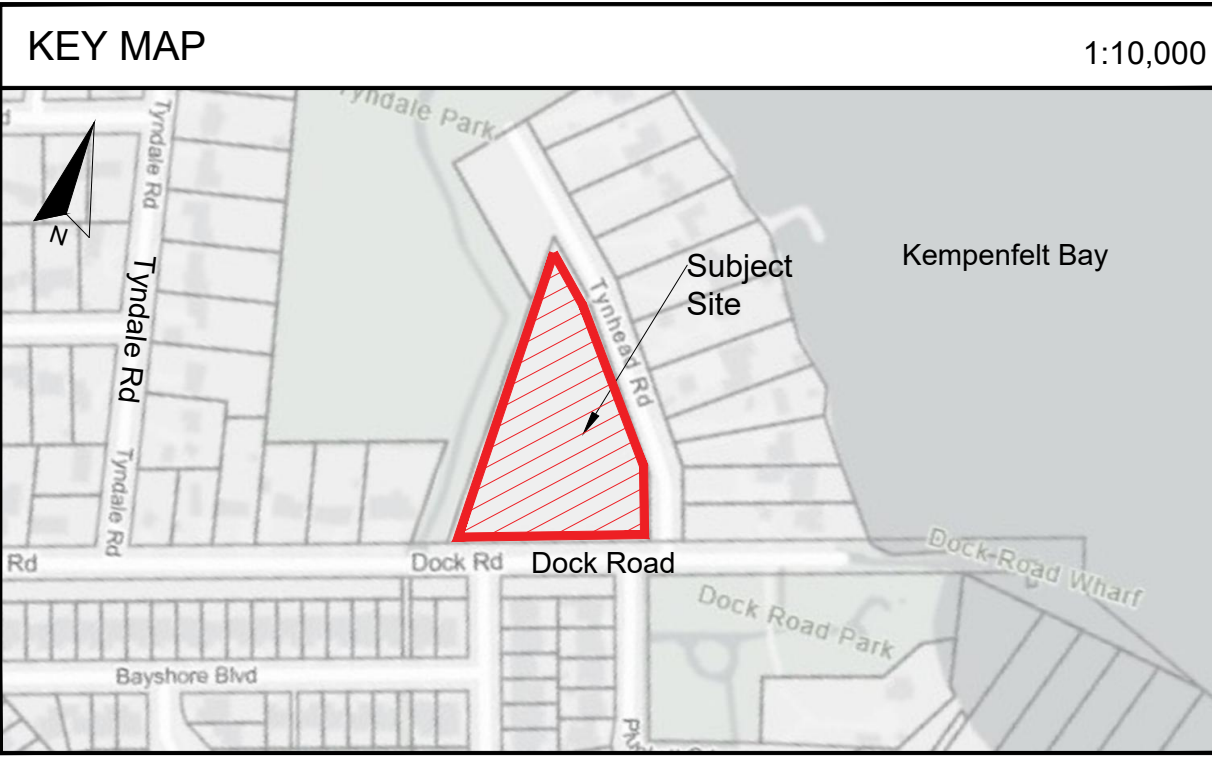
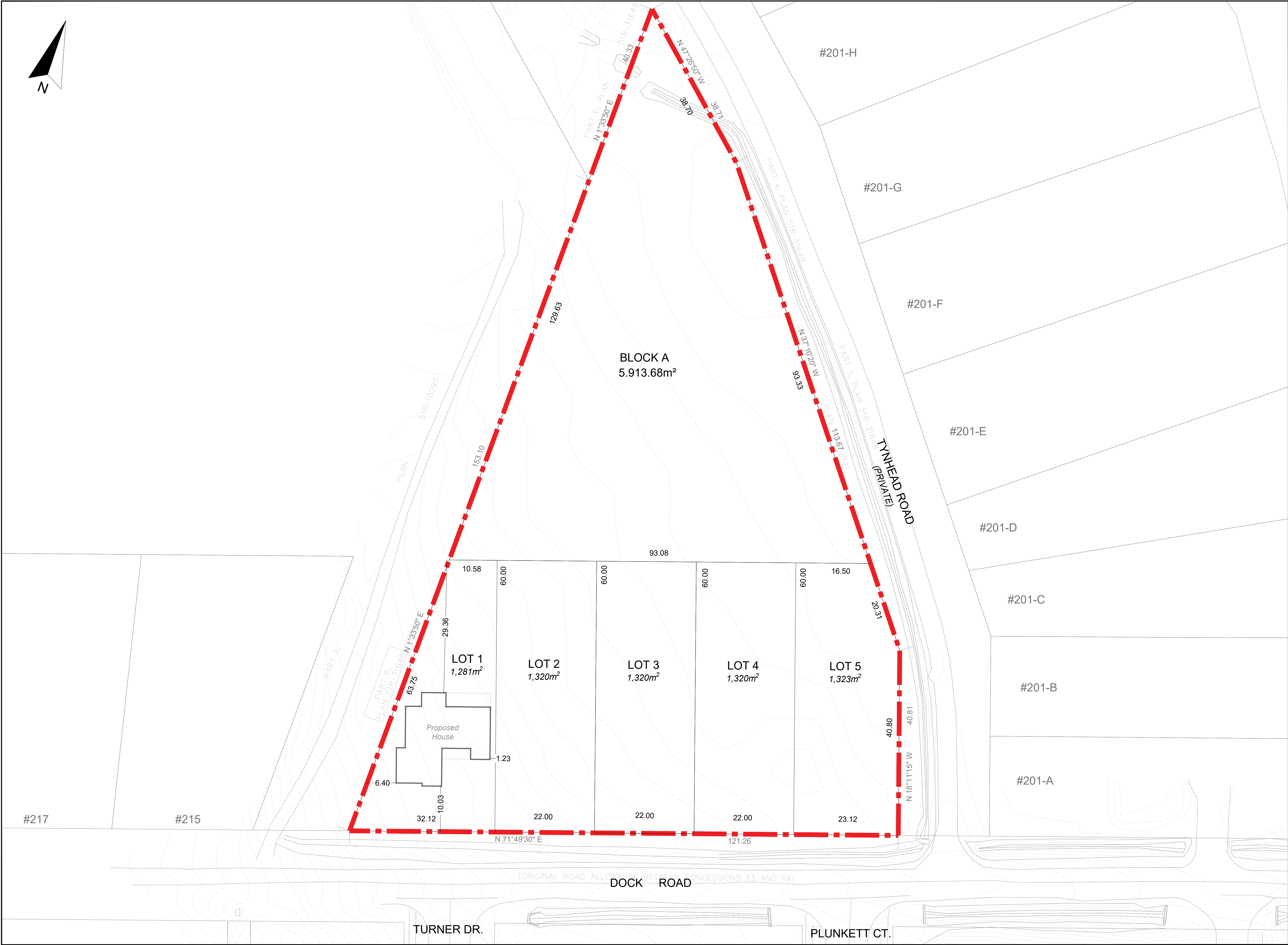
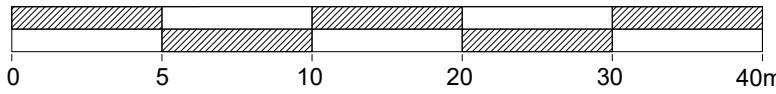




DRAFT PLAN OF SUBDIVISION

Block D, Registered Plan 1423
City of Barrie
County of Simcoe
Scale



LEGEND

Subject Lands
(12,565m²/ 3.105 ac.)

LAND USE SCHEDULE

Land Use	Lot / Block No.	Units	Area (ha.)	Area (ac.)	%
RESIDENTIAL SINGLE LOT	Lots 1-5	5	0.656	1.62	52.6
EP	Block A	1	0.591	1.46	47.4
TOTAL		6	1.247	3.08	100

OWNER'S CERTIFICATE
I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE INNOVATIVE PLANNING SOLUTIONS TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF BARRIE FOR APPROVAL.

1000067364 ONTARIO INC.
C/O RYAN RANDELL

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.

JAMES A. NICOL, OLS

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

a) SHOWN ON PLAN	b) SHOWN ON PLAN	c) SHOWN ON PLAN	d) RESIDENTIAL
e) SHOWN ON PLAN	f) SHOWN ON PLAN	f) NONE	
g) SHOWN ON PLAN	h) MUNICIPAL WATER	i) SANDY	

Source: City of Barrie Comprehensive Zoning Bylaw 2009-141
OMFRA - AG Maps, 2023
Note: Information shown is approximate and subject to change.

DRAFT PLAN OF SUBDIVISION
211 DOCK ROAD, BARRIE

SCHEDULE OF REVISIONS			
No.	Date	Description	By
01	2025-01-28	Include the prop. building and review lot areas	A.G.

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@ipscconsultinginc.com

www.ipscconsultinginc.com

Date: June 06, 2024

Drawn By: A.G.

File: 23-1282

Checked: C.S.