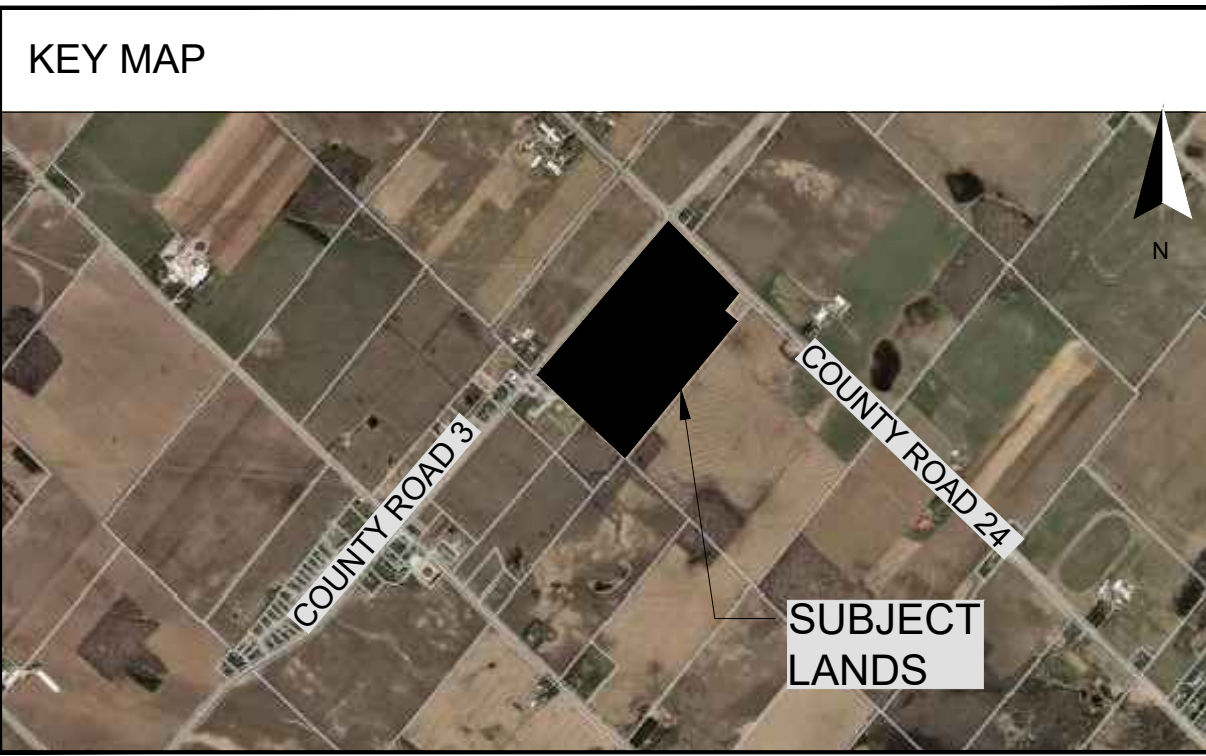
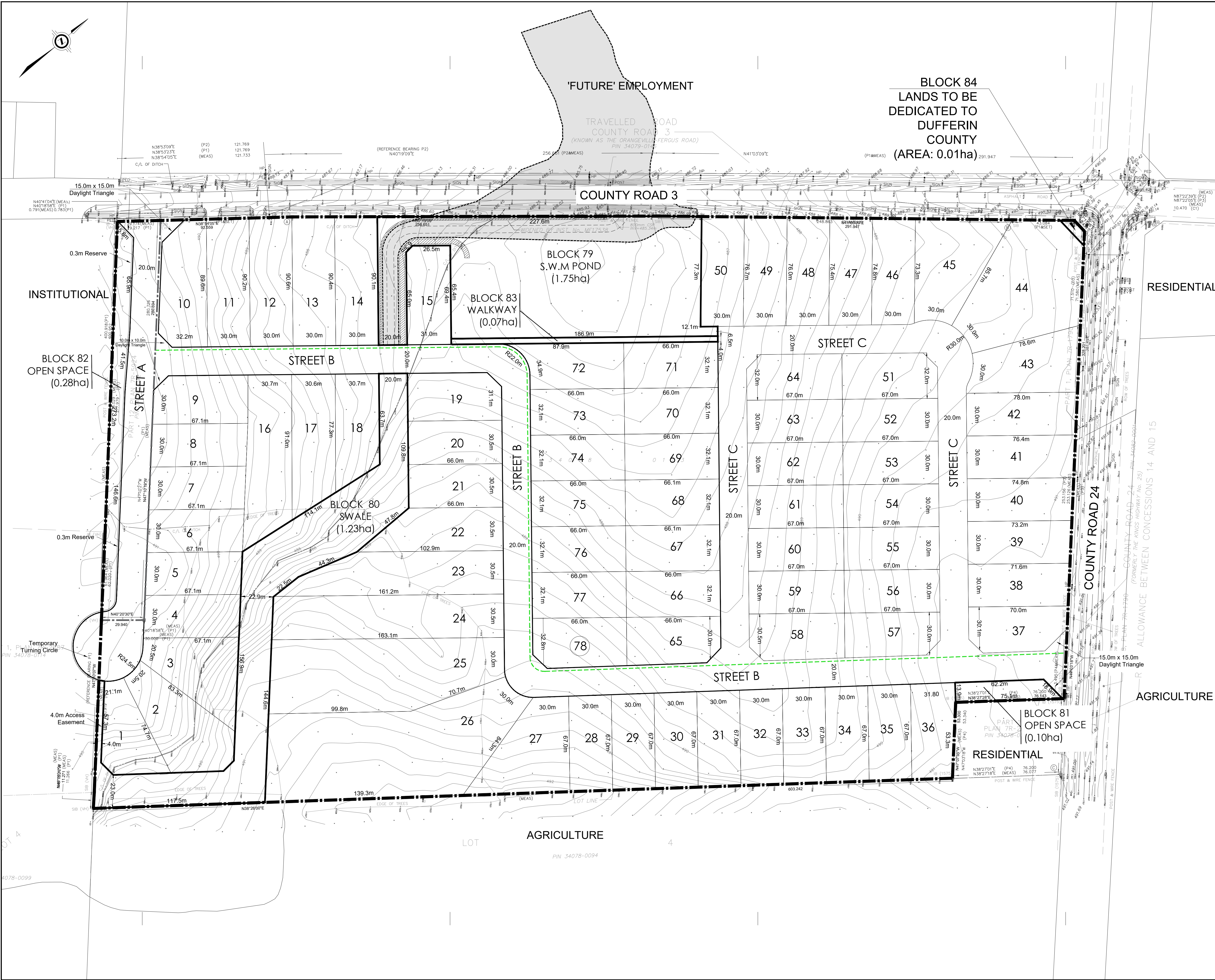




DRAFT PLAN OF SUBDIVISION

063076 COUNTY ROAD 3 AND PART 23, PLAN 7R-5924
IN THE
TOWNSHIP OF EAST GARAFRAXA
COUNTY OF DUFFERIN
Scale 1:12,000

- LEGEND**
- SUBJECT LANDS (268,934.36m² / 26.89ha)
 - MULTI - USE TRAIL

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 KEN MICHAUD
MARSVILLE ESTATE INC.

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

Date RAYMOND SIBTHORP, O.L.S.
BSR & D

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 CURRENTLY UNAVAILABLE |
| c) SEE KEY PLAN | i) SAND, SILT GLACIAL TILL |
| d) RESIDENTIAL | j) SHOWN ON PLAN |
| e) SHOWN ON PLAN | k) PRIVATE SEWAGE SERVICES |
| f) SHOWN ON PLAN | l) NONE |

LAND USE STATISTICS			
LAND USE	LOT No.	BLOCK No.	AREA (ha)
Residential	1 - 78		19.75
SWM Pond		79	1.75
Swale		80	1.23
Open Space		81 - 82	0.38
Walkway		83	0.07
Lands to be Dedicated to Dufferin County		84	0.01
Street 'A' - 'C'			3.70
TOTAL	78	84	26.89

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

Date:	Aug. 29, 2023	Drawn By:	AS
File:	19-869	Checked:	DV / KT