

PENETANGUSHENE BAY

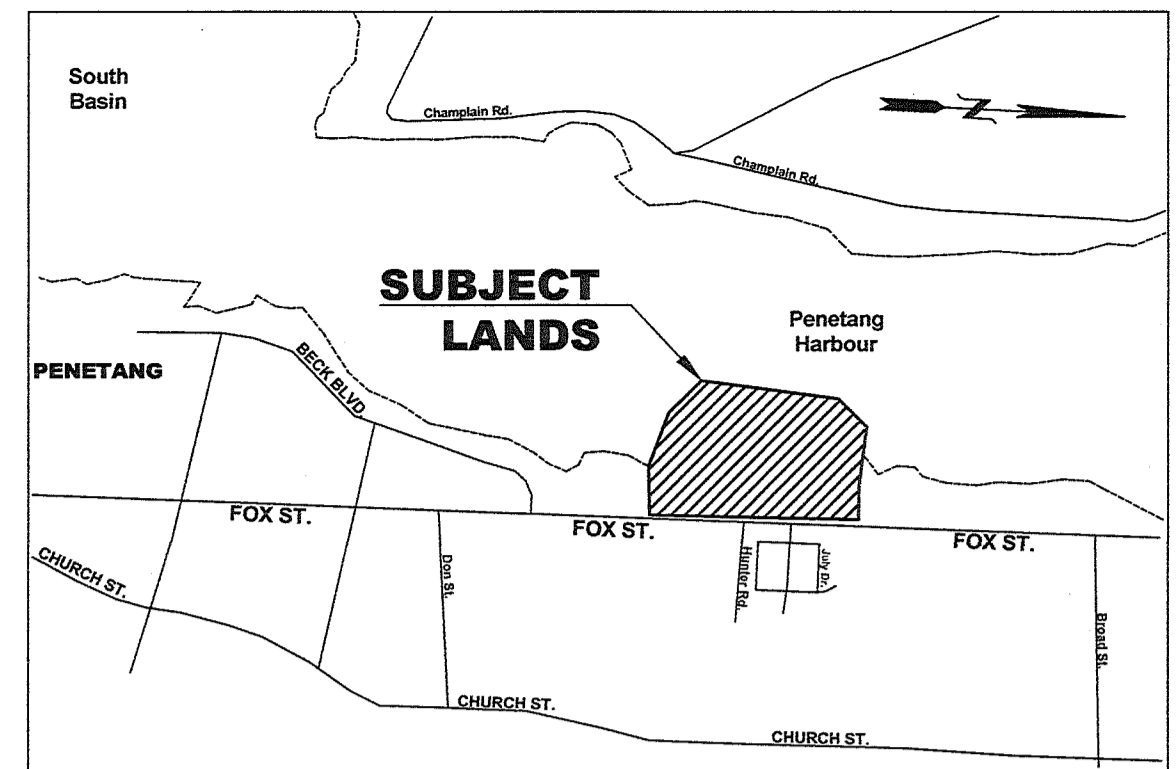
THE BED OF
PENETANGUSHENE BAY
OF
GEORGIAN BAY

PIN 58444-0242 (LT)
PART 1 PLAN 51R-32510

PENETANGUSHENE HARBOUR
BY VIRTUE OF THE BRITISH AMERICA ACT, 1867
(NOW KNOWN AS THE CONSTITUTION ACT, 1867) (SECTION 108 AND
THIRD SCHEDULE) AND BY THE ONTARIO HARBOURS AGREEMENT ACT, 1963)

DRAFT PLAN OF SUBDIVISION

PLAN OF SURVEY OF PART OF
LOT 114 AND ALL OF
LOTS 115, 116, 117, 118, 119, 120 AND
PART OF OXFORD STREET AND PART OF
CAMBRIDGE STREET AND ALL OF
CHURCH LOT
(WEST SIDE OF FOX STREET)
AND PART OF WATER LOTS IN FRONT OF
LOTS 114, 115, 116, 117, 118, 119, 120 AND
OXFORD STREET, CAMBRIDGE STREET AND CHURCH LOT
REGISTERED PLAN 70 AND PART OF
THE BED OF PENETANGUSHENE BAY
OF GEORGIAN BAY
TOWN OF PENETANGUSHENE
COUNTY OF SIMCOE

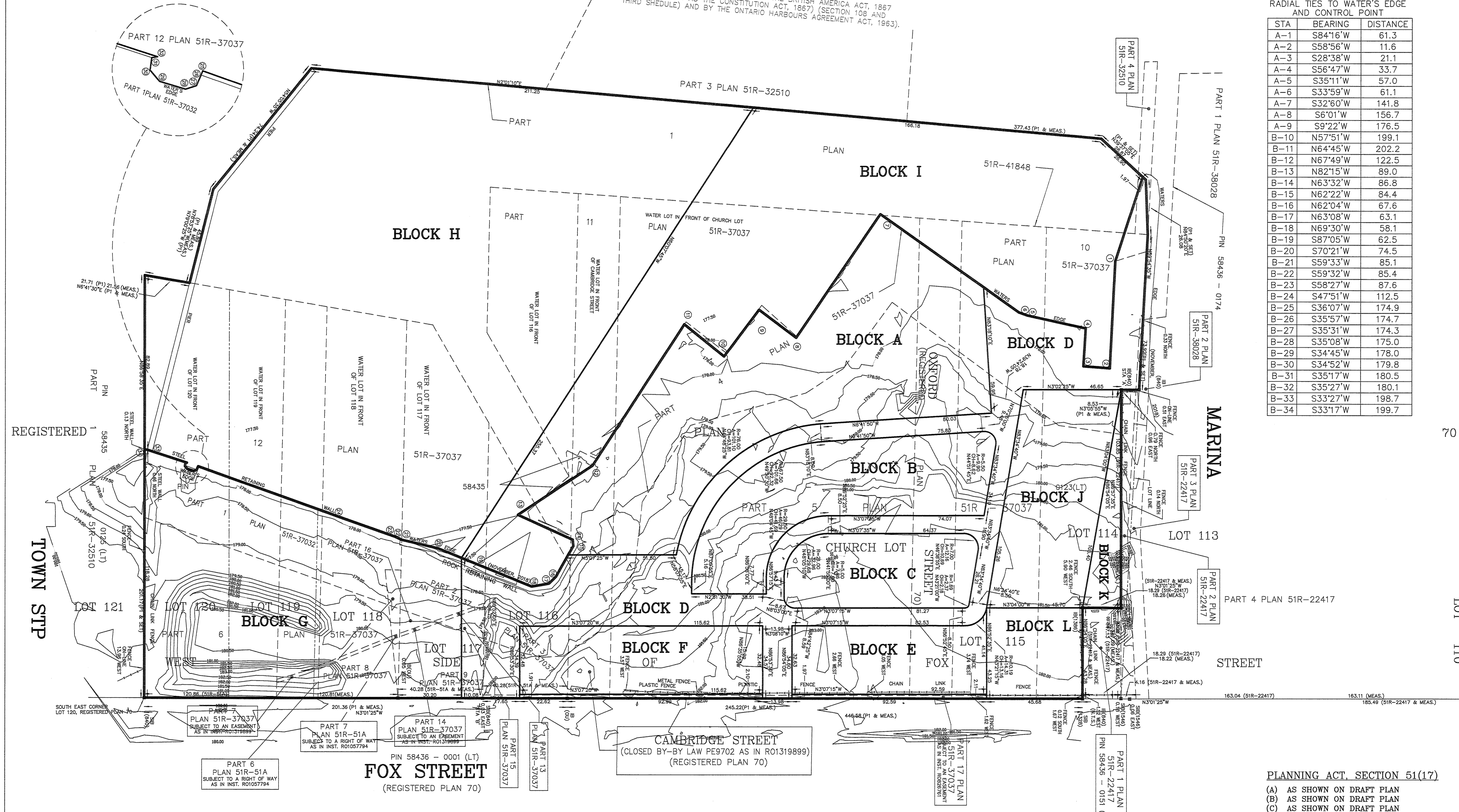


KEY MAP / n.t.s.

BLOCK LAND USE SCHEDULE			
	Land Use	Area (m ²)	Percentage
Block A	Single Detached Dwellings	14081.5	10.94%
Block B	Single Detached Dwellings	5751.7	4.47%
Block C	Single Detached Dwellings	3094.9	2.40%
Block D	Common Element Road / Open Space	13138.3	10.21%
Block E	Town House Dwelling	3041.9	2.36%
Block F	Town House Dwelling	3755.3	2.92%
Block G	Marina	13963.9	10.85%
Block H	Water Lot	42390.2	32.94%
Block I	Water Lot	21771.9	16.92%
Block J	Apartment Dwelling Units	4793.5	3.72%
Block K	Common Element Open Space	948	0.74%
Block L	Recreational Uses	1976.8	1.54%
TOTAL	Total Subject Lands Area	128707.9	100%

RADIAL TIES TO WATER'S EDGE AND CONTROL POINT

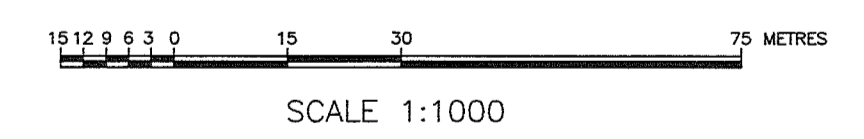
STA	BEARING	DISTANCE
A-1	S84°16'W	61.3
A-2	S58°56'W	11.6
A-3	S28°38'W	21.1
A-4	S56°47'W	33.7
A-5	S35°11'W	57.0
A-6	S33°59'W	61.1
A-7	S32°60'W	141.8
A-8	S6°01'W	156.7
A-9	S9°22'W	176.5
B-10	N57°51'W	199.1
B-11	N64°45'W	202.2
B-12	N67°49'W	122.5
B-13	N82°15'W	89.0
B-14	N63°32'W	86.8
B-15	N62°22'W	84.4
B-16	N62°04'W	67.6
B-17	N63°08'W	63.1
B-18	N69°30'W	58.1
B-19	S87°05'W	62.5
B-20	S70°21'W	74.5
B-21	S59°33'W	85.1
B-22	S59°32'W	85.4
B-23	S58°27'W	87.6
B-24	S47°51'W	112.5
B-25	S36°07'W	174.9
B-26	S35°57'W	174.7
B-27	S35°31'W	174.3
B-28	S35°08'W	175.0
B-29	S34°45'W	178.0
B-30	S34°52'W	179.8
B-31	S35°17'W	180.5
B-32	S35°27'W	180.1
B-33	S33°27'W	198.7
B-34	S33°17'W	199.7



OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT
1) BLOCKS A TO L, BOTH INCLUSIVE, IN ACCORDANCE WITH OUR INSTRUCTIONS.
DATE: JULY 30/19
OWNER: DAVE ROZYCKI
MAPLE LEAF MARINA

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN
2. THIS SURVEY WAS COMPLETED ON THE 30th DAY OF JULY, 2019.
DATE: JULY 30, 2019
WASAGA BEACH, ONTARIO
SURVEYOR: RODNEY G. REYNOLDS
ONTARIO LAND SURVEYOR

Revision #: Date	Description / Notes
1: 2019-07-29	Initial Draft Plan



SCALE 1:1000

travis travis & associates
planning consultants
approval facilitators
development managers
7 - 275 first street collingwood
ontario canada L9Y 1A8
v 705 446 9917 f 446 9918
travisinc.ca

BAY MOORINGS PENETANGUSHENE, ONTARIO

OWNER: DAVE ROZYCKI / Owner Maple Leaf Marina
SURVEYOR: RODNEY G. REYNOLDS / Ontario Land Surveyor

File: TA_BM-072019.dwg
Date: 2019-07-29
Drafted by: D.C. Checked by: C.T.

D.1

PLANNING ACT, SECTION 51(17)

- (A) AS SHOWN ON DRAFT PLAN
- (B) AS SHOWN ON DRAFT PLAN
- (C) AS SHOWN ON DRAFT PLAN
- (D) SEE SCHEDULE OF LAND USE
- (E) AS SHOWN ON DRAFT PLAN
- (F) AS SHOWN ON DRAFT PLAN
- (G) AS SHOWN ON DRAFT PLAN
- (H) PIPED MUNICIPAL WATER
- (I) SANDY LOAM
- (J) MUNICIPAL SANITARY SEWER