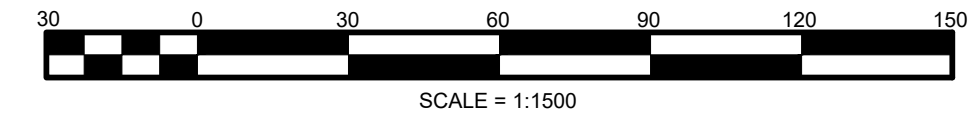


DRAFT PLAN OF SUBDIVISION

PART OF LOTS 1, 2, 3 AND ALL OF LOTS 4 TO 25 INCLUSIVE BLOCK E AND ALL OF LOTS 1 TO 24 INCLUSIVE BLOCK G AND ALL OF LOTS 1 TO 25 INCLUSIVE BLOCK H AND ALL OF LOTS 1 TO 24 INCLUSIVE BLOCK I AND ALL OF LOTS 1 TO 24 INCLUSIVE BLOCK K AND PART OF LOTS 1, 4, 5, 8, 9, 12, 13, 16, 17, 20, 21 AND 24 BLOCK L AND ALL OF LOTS 1 AND 2, PART OF LOTS 3, 7, 8, 11, 12, 15, 16, 19, 20, 23 AND 24 BLOCK M AND PART OF JEFFERY STREET, EDWARD STREET, HALL STREET AND BARR STREET (CLOSED BY R01444329) AND ALL OF MILLER STREET AND PATTON STREET (CLOSED BY R01444329) REGISTERED PLAN 101 AND PART OF LOT 114, CONCESSION 1 (GEOGRAPHIC TOWNSHIP OF TAY) TOWN OF PENETANGUISHENE COUNTY OF SIMCOE



LEGEND

SUBJECT LANDS - 31.62 ha

LAND USE SCHEDULE

Land Use	Lot / Block No.	Units	Area (ha)	Area (ac.)	%
RESIDENTIAL SINGLE LOT (8.15m / 30')	Lots 1-10, 19-27, 40-58, 176-184, 232-242, 266-270	63	1,495	3.69	4.7
RESIDENTIAL SINGLE LOT (10.50m / 34')	Lots 11-18, 25-35, 88-95, 99-102, 105-121, 135-145, 172-175, 185-192, 199-205, 207-211, 243-246, 253-265, 271-279	109	3,185	7.87	10.1
RESIDENTIAL SINGLE LOT (12.19m / 40')	Lots 59-87, 96-98, 103-105, 122-134, 146-171, 193-198, 206, 212-231, 247-252, 260-263	111	4,083	10.09	12.9
RESIDENTIAL REAR LANE TOWNHOUSES (6.1m / 20')	Blocks 284-305	126	2,244	5.54	7.1
RESIDENTIAL MEDIUM DENSITY (50 upha.)	Blocks 306, 309	155	3,127	7.73	9.9
STORMWATER MANAGEMENT FACILITIES	Blocks 307, 321	1	1,870	4.62	5.9
PARK	Block 308	0	0.593	1.46	1.9
EMPLOYMENT LANDS	Blocks 310 - 320	7	7.839	19.37	24.8
DAYLIGHT TRIANGLES	Block 321	0	0.001	0.01	0.0
STREETS	Street A - K (20.0m ROW) Lane 'L' (8.0m ROW)	0	7.185	17.76	22.7
TOTAL		564	31,622	78.14	100.0

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 TOWN OF PENETANGUISHENE FOR APPROVAL.

DATE _____ SIGNING OFFICER _____
NAME OF FIRM _____

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.

DATE _____ TOM KRCMAR, OLS
KRCMAR SURVEYORS LTD.

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, OPEN SPACE, EMPLOYMENT
- e) SHOWN ON PLAN
- f) SHOWN ON PLAN
- 1) NONE
- 2) SANDY
- g) SHOWN ON PLAN
- h) MUNICIPAL WATER
- i) SANDY
- j) SHOWN ON PLAN
- k) MUNICIPAL SEPTIC SERVICES
- l) NONE

No.	Date	Description	By
1	Sept. 12, 2022	Revised SWM Pond location in the north	B.H.

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: August 4, 2022 Drawn By: BH
File: Checked: CS

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048