



DRAFT PLAN OF SUBDIVISION
 PART OF NORTH HALF OF LOT 31,
 CONCESSION 1
 FORMERLY IN THE TOWNSHIP OF EAST LUTHER
 NOW IN THE
 TOWNSHIP OF EAST LUTHER - GRAND VALLEY
 COUNTY OF DUFFERIN
 2017



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 _____ MOCO FARMS LTD.

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 _____ PIER DE ROSA, O.L.S.

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

- a) SHOWN ON PLAN
- b) SHOWN ON PLAN
- c) SEE KEY PLAN
- d) RESIDENTIAL, MIXED USE, PARKLAND, ENVIRONMENTAL PROTECTION, STORMWATER MANAGEMENT
- e) SHOWN ON PLAN
- f) SHOWN ON PLAN
- g) SHOWN ON PLAN
- h) MUNICIPAL WATER
- i) GUELPH LOAM
- j) SHOWN ON PLAN
- k) ALL MUNICIPAL SERVICES
- l) NONE

LAND USE STATISTICS

Land Use	Lot / Block No.	Area (ha.)	Units
RESIDENTIAL UNITS (40')	1-14,16-50,52-70	3.25	68
RESIDENTIAL UNITS (50')	15, 51, 71-96	1.59	28
RESIDENTIAL TOWNHOUSES (24.6')	97,104-108, 110-111	1.08	43
LIVE WORK UNITS (24.6')	98-103,109,112-114	1.42	54
MIXED USE	122	3.31	
PARKLAND	123	0.55	
STORMWATER MANAGEMENT	119	1.58	
ENVIRONMENTAL PROTECTION LANDS	120	11.16	
OTHER LANDS OWNED BY APPLICANT	121	6.89	
20.0 m R.O.W.	'B', 'C', 'D'	2.42	
26.0 m R.O.W.	'A'	0.52	
3.5m ROAD WIDENING	116	0.23	
FUTURE R.O.W.	115, 117, 118	0.20	
TOTAL		34.20	193

MOCO FARMS- DRAFT PLAN OF SUBDIVISION
TOWN OF GRAND VALLEY

SCHEDULE OF REVISIONS

No.	Date	Description	By
1	Sept. 12, 2019	Add Phase 2 to draft plan;	A.S.
2	Nov. 25, 2019	Re-align Street 'D'	A.S.
3	Feb. 3, 2020	Re-align Street 'D'	A.S.
4	Mar. 3, 2020	Re-align Street 'D'	A.S.
4	Mar. 6, 2020	Add Future Development Blks to D.P.	A.S.

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
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FILE NAME: 10-301 MOCO - 010615.dwg DATE: OCTOBER 31, 2017
 PROJECT: 10-301 CORTEL GRAND VALLEY DRAWN BY: V.L.