



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
 2016



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: JUNE 14, 2017
 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: JUNE 14, 2017
 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	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	1.47	28
RESIDENTIAL TOWNHOUSES (24.6')	105-108, 110-111	0.75	31
LIVE WORK UNITS (24.6')	97-104, 109, 112-114	1.75	66
MIXED USE	122	3.31	
PARKLAND	123	0.54	
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'	2.76	
26.0 m R.O.W.	'A'	0.53	
3.5m ROAD WIDENING	116	0.23	
FUTURE R.O.W.	115, 117, 118	0.20	
TOTAL		34.4200	193

MOCO FARMS- DRAFT PLAN OF SUBDIVISION
TOWN OF GRAND VALLEY

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 150 Dunlop Street East, Suite 201, Barrie, ON L4M 1B1
 P: 705 • 812 • 3281 F: 705 • 812 • 3434 www.ipsconsultinginc.com

FILE NAME: 10-301 MOCO - 010615.dwg DATE: JUNE 14, 2017
 PROJECT: 10-301 CORTEL GRAND VALLEY DRAWN BY: V.S.