



# DRAFT PLAN OF SUBDIVISION

## CORSEED FARM

PART OF LOT 30, CONCESSION 2  
FORMERLY IN THE TOWNSHIP OF EAST LUTHER  
NOW IN THE  
TOWNSHIP OF EAST EAST LUTHER - GRAND VALLEY  
COUNTY OF DUFFERIN

Scale 1:1,250

**LAND USE SCHEDULE**

	LOTS/BLOCKS	UNITS	ha	ac	%
RESIDENTIAL LOTS (50')	1-4, 12-16, 35-43, 59-72, 76-79, 82-84	41	2.395	5.918	16.07
RESIDENTIAL LOTS (42')	5-11, 19-34, 44-58, 73-75, 80-81, 85	44	1.986	4.907	13.32
RESIDENTIAL UNITS (19.7')	Blocks 1-4	29	0.571	1.411	3.83
MIXED USE	Block 5	10	0.441	1.09	2.95
COMMERCIAL	Block 6		0.846	2.09	5.68
STORMWATER MANAGEMENT	Block 7		0.855	2.11	5.74
ENVIRONMENTAL PROTECTION	Block 8		5.318	13.14	35.68
0.3m RESERVE	Blocks 9 & 11		0.004	0.01	0.03
3.0m SIDEWALK	Blocks 10 & 12		0.039	0.09	0.26
STREETS			2.451	6.06	16.45
<b>TOTAL</b>		<b>124</b>	<b>14.906</b>	<b>36.83</b>	<b>100</b>

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

a) SHOWN ON PLAN	d) SHOWN ON LAND USE SCHEDULE	f) SHOWN ON PLAN	i) GUELPH LOAM
b) SHOWN ON PLAN	e) SHOWN ON PLAN	g) SHOWN ON PLAN	j) SHOWN ON PLAN
c) SHOWN ON PLAN		h) MUNICIPAL WATER	k) ALL MUNICIPAL SERVICES
			l) NONE

**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: \_\_\_\_\_ CORSEED INC.

**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.

**SCHEDULE OF REVISIONS**

No.	Date	Description	By

**IPS INNOVATIVE PLANNING SOLUTIONS**  
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS  
150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1  
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Date: April 8, 2019 Drawn By: AS  
File: 10-301 - Cortel Grand Valley Checked By: CS