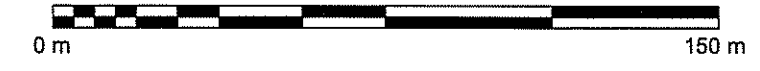


DRAFT PLAN OF SUBDIVISION
 PART OF NORTH HALF OF LOT 31,
 CONCESSION 1
 FORMERLY IN THE TOWNSHIP OF EAST LUTHER
 NOW IN THE
 TOWNSHIP OF EAST LUTHER - GRAND VALLEY
 COUNTY OF DUFFERIN
 2017



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.

OCTOBER 8, 2019
 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.

OCTOBER 2, 2019
 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') | 1-43, 77-84, 86-91, 94-103 | 3.18 | 66 |
| RESIDENTIAL UNITS (50') | 44-54, 64-76, 85, 92-93 | 1.55 | 28 |
| LIVE WORK UNITS (24.6') | 55 | 0.17 | 7 |
| FUTURE DEVELOPMENT | 60-61 | 6.76 | |
| PARKLAND | 56 | 0.54 | |
| STORMWATER MANAGEMENT | 57 | 1.58 | |
| ENVIRONMENTAL PROTECTION LANDS | 58 | 11.16 | |
| OTHER LANDS OWNED BY APPLICANT | 59 | 6.89 | |
| 20.0 m R.O.W | 'B', 'C', 'D' | 1.80 | |
| 26.0 m R.O.W | 'A' | 0.64 | |
| 3.5m ROAD WIDENING | 63 | 0.23 | |
| TOTAL | | 34.5 | 101 |

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. |

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 • 3438 www.ipsconsultinginc.com

FILE NAME: 10-301 MOCO - 010615.dwg DATE: OCTOBER 31, 2017
 PROJECT: 10-301 CORTEL GRAND VALLEY DRAWN BY: V.L.