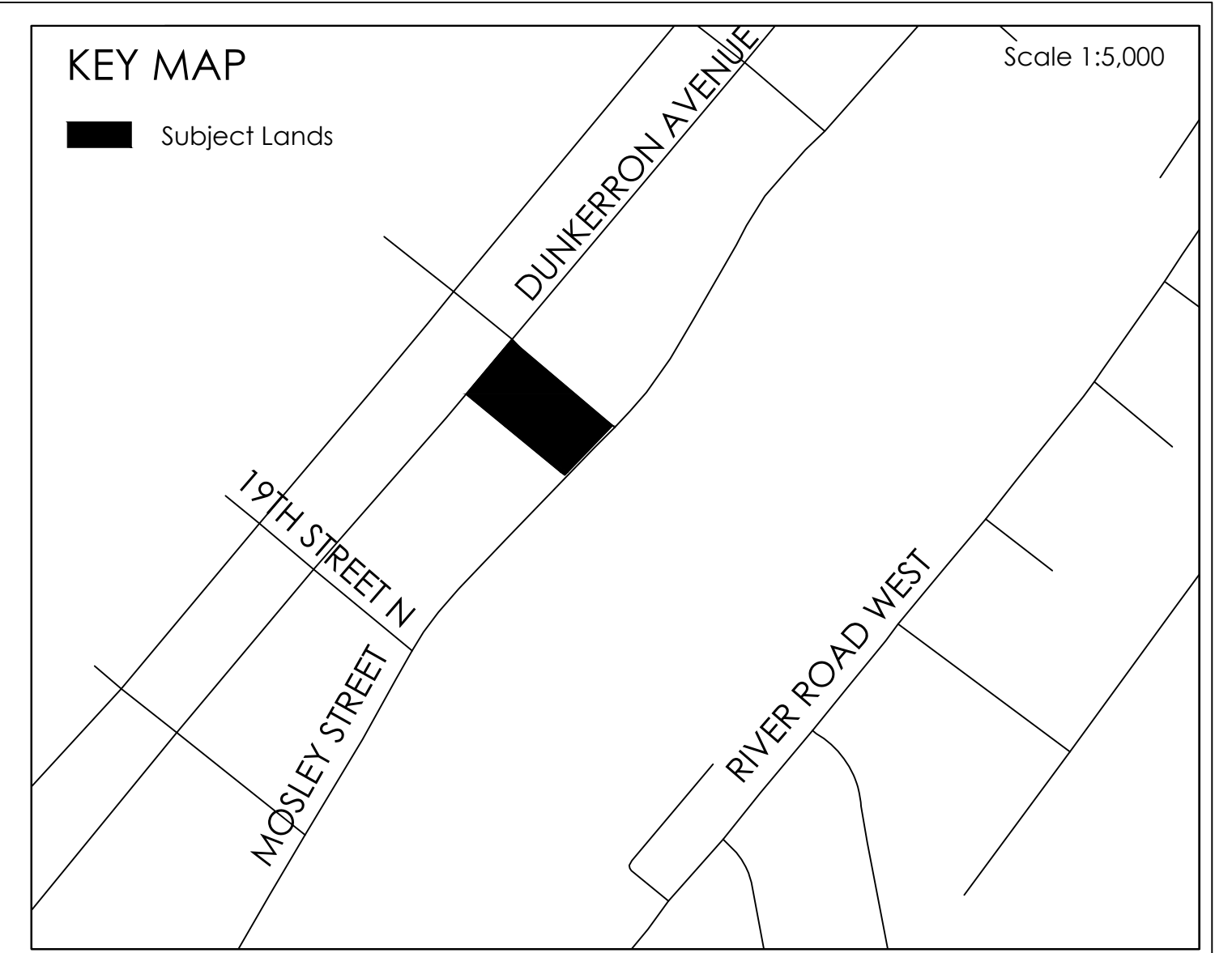
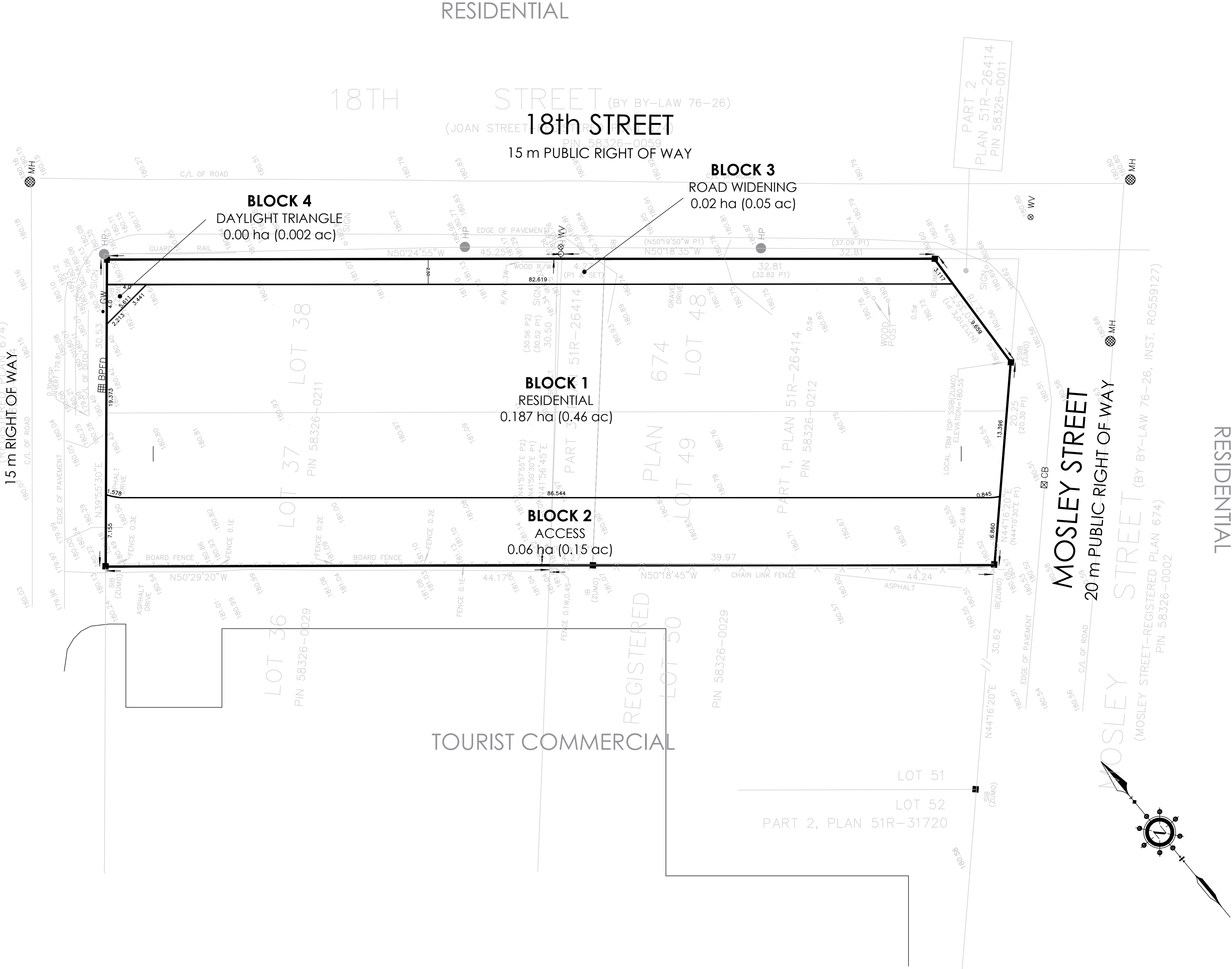
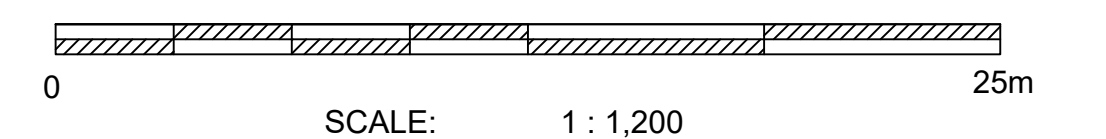


TOURIST COMMERCIAL  
DUNKERRON AVENUE  
15 m RIGHT OF WAY



**DRAFT PLAN OF SUBDIVISION**

ALL OF LOT 37, 38, 49 AND PART OF LOT 48  
REGISTERED PLAN 674  
MUNICIPALLY KNOWN AS  
760 MOSLEY STREET & 3 DUNKERRON AVENUE  
IN THE  
TOWN OF WASAGA BEACH  
COUNTY OF SIMCOE  
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: \_\_\_\_\_ A.D.A HOMES 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: \_\_\_\_\_ DINO ASTRİ, OLS

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

- |                  |  |                    |                           |
|------------------|--|--------------------|---------------------------|
| a) SHOWN ON PLAN | d) RESIDENTIAL, ACCESS, ROAD WIDENING, DAYLIGHT TRIANGLE | e) SHOWN ON PLAN   | i) SAND SILT              |
| b) SEE KEY PLAN  |  | f) SHOWN ON PLAN   | j) SHOWN ON PLAN          |
| c) SHOWN ON PLAN |  | g) SHOWN ON PLAN   | k) ALL MUNICIPAL SERVICES |
|                  |  | h) MUNICIPAL WATER | l) NONE                   |

**LAND USE STATISTICS**

| LAND USE          | LOT / BLOCK | AREA (ha)    | %          |
|-------------------|-------------|--------------|------------|
| RESIDENTIAL       | 1           | 0.187        | 70         |
| ACCESS            | 2           | 0.06         | 22.4       |
| ROAD WIDENING     | 3           | 0.02         | 7.5        |
| DAYLIGHT TRIANGLE | 4           | 0.00         | 0.1        |
| <b>TOTAL</b>      |             | <b>0.268</b> | <b>100</b> |

**DRAFT PLAN OF SUBDIVISION**  
TOWN OF WASAGA BEACH - 760 MOSLEY STREET & 3 DUNKERRON AVENUE

**IPS** INNOVATIVE PLANNING SOLUTIONS  
PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS  
150 DUNLOP STREET EAST, SUITE 201, BARRIE, ONTARIO L4M 1B1  
tel: 705 • 812 • 3281 fax: 705 • 812 • 3434 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

FILE NAME: 17-670 DRAFT PLAN OF SUBDIVISION.dwg  
DATE: OCTOBER 04, 2017 DRAWN BY: VL