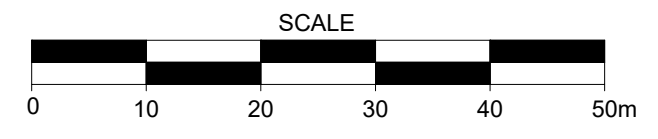


DRAFT PLAN OF SUBDIVISION

LOT 9 CONCESSION 1, AND PART OF PART 1 PLAN 9R-2726, PART OF PART 1 PLAN 11123, PART OF PART 8 PLAN 11123, PART 12 PLAN 11123 AND PART OF PART 13 PLAN 11123, MUNICIPALITY OF PORT HOPE, COUNTY OF NORTHUMBERLAND



LEGEND
 PHASE 5B LANDS (48,999.01m² / 4.899ha)

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 _____ GORDON MASON, PRESIDENT

DATE _____ BRAD SMITH, PRESIDENT

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE _____ DAVE COMERY, O.L.S.

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

- | | |
|------------------|-----------------------------|
| a) SHOWN ON PLAN | g) SHOWN ON PLAN |
| b) SHOWN ON PLAN | h) MUNICIPAL WATER |
| c) SEE KEY PLAN | i) SILT TO CLAY SILT |
| d) RESIDENTIAL | j) SHOWN ON PLAN |
| e) SHOWN ON PLAN | k) MUNICIPAL WATER & SEWAGE |
| f) SHOWN ON PLAN | l) NONE |
| f1) NONE | |

LAND USE STATISTICS			
LAND - USE	LOT No. / BLK. No.	UNITS	AREA (ha)
Single Detached Residential (26' Courtyard)	1 - 4, 29 - 22	12	0.287
Single Detached Residential (36' Courtyard)	5 - 8, 15 - 16, 18 - 21, 49 - 48, 53, 55 - 58	17	0.639
Single Detached Residential (46' Courtyard)	9 - 14, 17, 45 - 47, 50 - 52, 54	14	0.711
Single Detached Residential (36' Classic)	30 - 31, 39 - 42	6	0.223
Single Detached Residential (46' Classic)	38, 43 - 44	3	0.188
Single Detached Residential (54' Classic)	32 - 37	6	0.291
Courtyard Towns	59 - 67	43	0.992
Parkette	65		0.057
Open Space	66		0.029
Future Residential Development	67		0.025
0.300m Reserves	68		0.002
Street's & Lanes			1.4550
TOTAL	68	101	4.899

IPS INNOVATIVE PLANNING SOLUTIONS
 PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS
 647 WELHAM ROAD, UNIT 9, BARRIE, ON, L4N 0B7
 TEL: 705-812-3281 FAX: 705-812-3438 E: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: July 26, 2023 Drawn By: A.S.
 File: 21 - 1147 Checked: K.B.