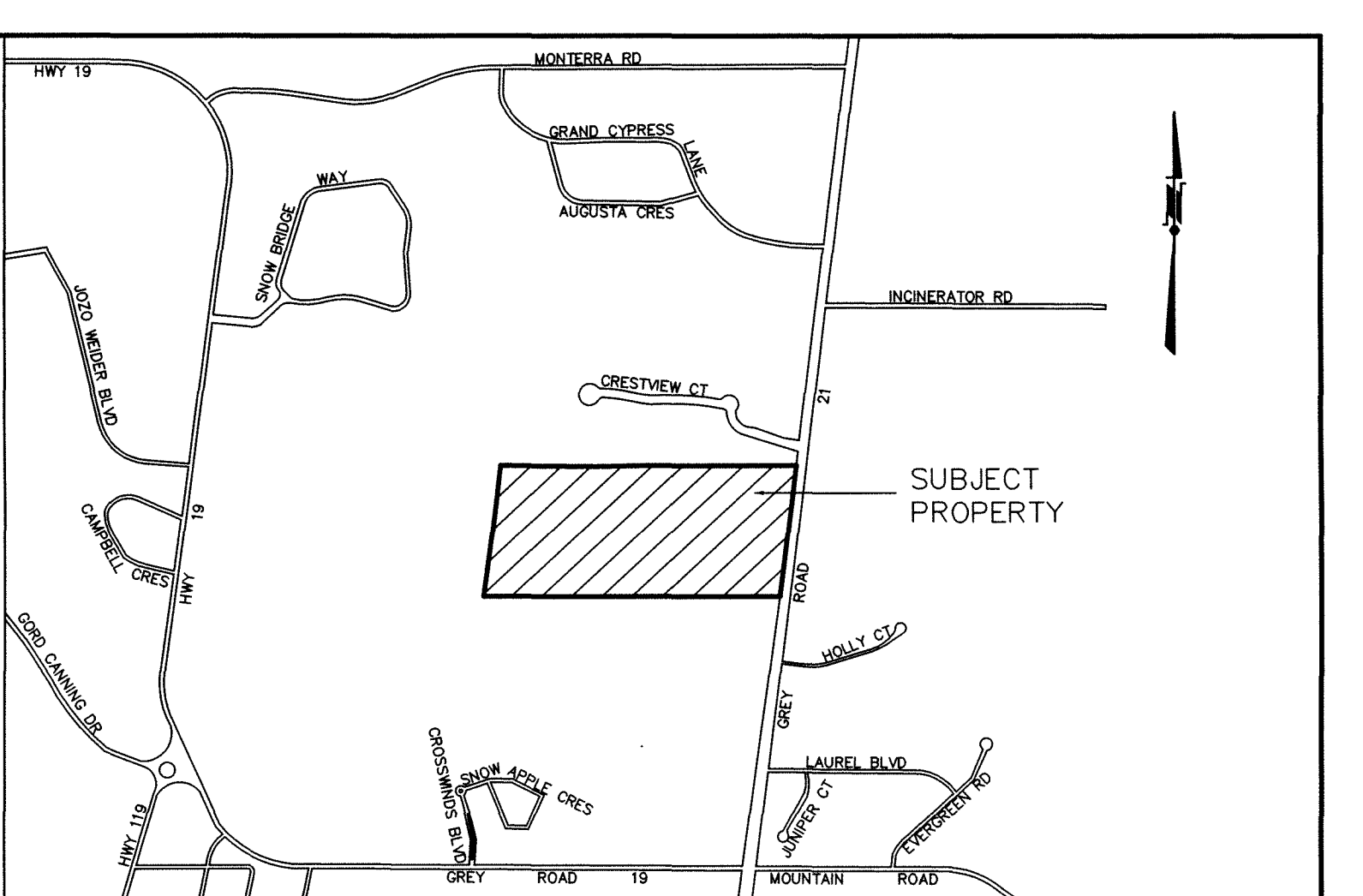




DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 17
CONCESSION 1
(FORMERLY TOWNSHIP OF COLLINGWOOD)
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY

SCALE 1:1000
20 10 0 20 40 60 Metres
LLOYD & PURCELL A DIVISION OF SCHAEFER DZALDOV BENNETT LTD.

- PLANNING ACT, SECTION 51(1)
- | | |
|------------------------------|------------------------------------|
| (a) AS SHOWN ON DRAFT PLAN | (h) PIPED MUNICIPAL TREATED WATER |
| (b) AS SHOWN ON DRAFT PLAN | (i) CLAY, LOAMY |
| (c) AS SHOWN ON DRAFT PLAN | (j) AS SHOWN ON DRAFT PLAN |
| (d) SEE SCHEDULE OF LAND USE | (k) WATER, SANITARY AND STORMWATER |
| (e) AS SHOWN ON DRAFT PLAN | (l) NONE |
| (f) AS SHOWN ON DRAFT PLAN | |
| (g) AS SHOWN ON DRAFT PLAN | |

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

[Signature]
DAY OF JANUARY 2021.
M. PURCELL
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

AS OF THE DATE ON THIS PLAN THE UNDERSIGNED BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE MPLAN INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION AND TO MAKE APPLICATION TO THE COUNTY OF GREY FOR APPROVAL THEREOF.

DATED THE DAY OF , 2021. 2590019 ONTARIO INC.
ROYALTON HOMES
10114 HWY 26, UNIT 4
COLLINGWOOD, ONTARIO
L3Y 3Z1
SAMER CHAAYA, DIRECTOR
I HAVE THE AUTHORITY TO BIND THE CORPORATION

LLOYD & PURCELL
A DIVISION OF SCHAEFER DZALDOV BENNETT LTD.
ONTARIO LAND SURVEYORS
1228 CORHAM STREET, UNIT 28, NEWMARKET, ONTARIO, L3Y 8Z1
(905) 895-6416 Fax: (905) 893-5837 E-MAIL: l.p@ontariolandsurveyors.ca
TORONTO LINE (905) 479-6500 Fax: (905) 479-6515
WWW.ONTARIOLANDSURVEYORS.CA

CAD: DL	PC: MM	JOB: 19-033
CALC: JG	CHK'D: TMP	FILE: C3-[1]-17

LLOYD & PURCELL

SCHEDULE OF LAND USE		
LOTS	USE	m ²
LOT 1-LOT 3	RESIDENTIAL LOTS	1,645.8
LOT 4-LOT 12	RESIDENTIAL LOTS	5,565.9
LOT 13	RESIDENTIAL LOTS	740.7
LOT 14-LOT 17	RESIDENTIAL LOTS	3,624.0
LOT 18-LOT 41	RESIDENTIAL LOTS	20,975.3
LOT 42-LOT 63-69	RESIDENTIAL LOTS	8,972.3
LOT 48-LOT 63	RESIDENTIAL LOTS	9,631.5
LOTS 1-69 TOTAL		51,185.5
SINGLE DETACHED LOTS		
SEMI DETACHED LOTS		42 (42 DWELLING UNITS)
TOTAL LOTS		27 (54 DWELLING UNITS)
TOTAL LOTS		69 (96 DWELLING UNITS)
OPEN SPACE BLOCKS		
BLOCK 70	OPEN SPACE / ENVIRONMENTAL PROTECTION	35,336.9
BLOCK 71	FUTURE PHASES	37,868.9
BLOCK 72	FUTURE PHASES	30,522.9
BLOCK 73	OPEN SPACE / ENVIRONMENTAL PROTECTION	8,841.7
BLOCK 74	WALKWAY	439.1
BLOCK 75	STORM WATER MANAGEMENT	1,590.6
BLOCK 76	WALKWAY / SERVICE CONNECTION	507.7
BLOCK 80	STORM WATER MANAGEMENT	12,143.8
OPEN SPACE TOTAL		127,251.6
ROAD SYSTEM		
STREET A		13,624.3
STREET B		9,694.5
BLOCK 77	5.0M WIDENING	1,515.5
BLOCK 78	DAY LIGHT TRIANGLE	12.0
BLOCK 79	DAY LIGHT TRIANGLE	72.0
ROAD SYSTEM TOTAL		24,978.3
TOTAL SITE		203,415.4
TOTAL OPEN SPACE		127,251.6 (62.56%)

3	2021-02-26	Revised Draft Plan
2	2020-01-06	Revised Draft Plan per First Review
1	2019-03-14	Draft Plan For Submission
No.	Date	Issue / Comments