



Staff Report

Planning & Development Services – Planning Division

Report To: COW-Operations, Planning and Development Services
Meeting Date: September 5, 2023
Report Number: PDS.23.081
Title: Tabera/Alta Phase 2 Street Naming
Prepared by: Aaron Roininen, GIS Planning Specialist

A. Recommendations

THAT Council receive Staff Report PDS.23.081, entitled “Tabera/Alta Phase 2 Street Naming”;

AND THAT Council Reserve the following street names in accordance with the Town’s Street Naming Policy for the Tabera/Alta Phase 2 development Site Plan.:

Street B: Parkwood Crecent

Street C: Lainey Crescent

B. Overview

The purpose of this report is to inform and ask council for approval of the proposed street names for the Tabera/Alta Phase 2 Development provided by the developer that have been approved by staff.

C. Background

Correspondence has been received from Andrew Pascuzzo of Pascuzzo Planning Inc. with respect to the proposed street names for the Tabera/Alta Phase 2 Development. Pascuzzo Planning Inc. have submitted their own street names for approval from Council.

D. Analysis

The submitted street names from Pascuzzo Planning Inc. were checked for compliance with street naming policy (see Policy PB.09.01 under Attachment 1) regarding suitable street names. The proposed streets names comply with the following parameters outlined in Section 7 of the Street Naming Policy (see Attachment 1):

- Ease of Spelling and Pronunciation.
- Naming theme.
- Preference for one-word street name.

- Avoid names such as Blue, Mountain etc.
- Street name does not exceed ten characters in length, not including suffix.

Street names were also confirmed with County of Grey and County of Simcoe to avoid similarities and duplications. Staff have no issues with the proposed names. A Site Plan with these proposed street names has also been provided (see Attachment 2).

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

F. Environmental Impacts

None

G. Financial Impacts

None

H. In Consultation With

Shawn Postma, Manager of Community Planning

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Aaron Roininen, planning@thebluemountains.ca

J. Attached

1. Attachment 1 PB.09.01 Street Naming Policy
2. Attachment 2 Tabera Phase 2 Site Plan

Respectfully submitted,

Aaron Roininen

GIS Planning Specialist

For more information, please contact:
Aaron Roininen, GIS Planning Specialist
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519-599-3131 extension 287

Report Approval Details

Document Title:	PDS.23.081 Tabera Alta Phase 2 Street Naming.docx
Attachments:	- PB-09-01-Street-Naming-Policy.pdf - Tabera Phase 2 Site Plan.pdf
Final Approval Date:	Jul 20, 2023

This report and all of its attachments were approved and signed as outlined below:

Shawn Postma - Jul 20, 2023 - 2:45 PM

Adam Smith - Jul 20, 2023 - 4:07 PM



Policy

PB.09.01 Street Naming Policy

Policy Type:	Corporate Policy (Approved by Council)
Date Approved:	March 11, 2019
Department:	Planning and Development Services
Staff Report:	PDS.19.25
By-Law No.:	2019-10

Policy Statement

The function of street naming and numbering is to enable people, and emergency services, to locate properties readily. A uniform system by which to assign street names and numbers, if established by municipalities, would accomplish this objective.

Purpose

In 1995, the former Township of Collingwood adopted a Policy as it relates to numbering. This Policy was developed in conjunction with the County of Grey and other municipalities and utilizes a six digit number for "rural" properties and a three digit number for more "urban" properties. Street naming for future public and private streets is typically proposed by the proponent/developer and approved by the Town provided same is not in conflict with other street names in Grey County, Township of Clearview and Town of Collingwood. This policy encourages proponents to choose names from a "Pre-Approved Street Name" list or in accordance with several themes, and clarifies the process of choosing a submitted street name.

Application

SECTION 1 - STREET NAMING AUTHORITY

- a) The naming of a new public street shall be the sole responsibility of the Town of The Blue Mountains (hereinafter refer to as the "Town").
- b) The naming of a private street, wherein individual properties are numbered in accordance with the Town's Numbering Policy (and therefore within the Emergency Services directory of individual properties) shall be the sole responsibility of the Town. Examples of private streets that meet this description include those within a Plan of Subdivision or Condominium which contains Parcels of Tied Land ("POTL").
- d) The renaming of all existing public and private streets shall be the sole responsibility of the Town.

SECTION 2 - INVENTORY OF PRE-APPROVED AND ASSIGNED STREET NAMES

The Planning & Development Services Department shall compile and process all proposed street names for suitability, appropriateness and conformity to the Street Naming Policy of the Town and make recommendations to Council as it relates to same.

The Planning & Development Services Department shall maintain a “Pre-Approved Street Name List” that shall contain the names of those streets which have been pre-approved by Council and an up to date “Street Name Inventory” of all existing street names within the Town. This inventory will be updated regularly and posted on the Town website.

SECTION 3 - OTHER STREET NAMES

Street names other than those found on the “Pre-Approved Street Name List” may be entertained and approved by the Town, at the Town’s sole discretion, provided such names are not found to be in conflict with other street names within the Town of Blue Mountains, County of Grey, Clearview Township and Town of Collingwood. Requests for other street names not on the Pre-Approved Street Name List” shall be in accordance with the remainder of the Town Street Naming Policy, with specific regard for direction provided within Section 6 and Section 7.

Procedures

SECTION 4 - STREET NAME APPROVAL/ASSIGNMENT PROCESS

The process for approving a street name(s) is as follows:

- a) The Planning & Development Services Department receives a written request by the proponent of a name(s) which includes the proposed street name(s) and a brief but complete explanation for the name. It is encouraged that the proposed street names are chosen from the “Pre-Approved Street Name List”. Name(s) are checked for similarities and duplications in the Town of Blue Mountains, County of Grey, Clearview Township and Town of Collingwood. If a name is not acceptable to those circulated, the Planning & Development Services Department shall refuse the name.
- b) Planning & Development Services Department staff submit the names(s) to Council for approval at the same time as Final approval and registration of Draft Plan of Subdivision/Condominium Report comes forward for Town clearances.
- c) Upon approval by Council, the street name is placed on the “Street Name Inventory” and is available for use with the proponent’s project. The Street Name Inventory will then be updated and placed on the Town’s website.

SECTION 5 - COUNCIL DISCRETION

Council may, at any time, direct that a specific street name be used for a specific street. Furthermore, Council may also, direct that a name or series of names be placed on the Pre-Approved Street Name List.

SECTION 6 - GENERAL POLICIES FOR PREFERRED STREET NAMES

In addition to the names identified on the Pre-Approved Street Name List, other street names within the following categories may be considered:

a) Names Honouring Those Who Have Served or Given Their Life in Public Service

The Town will facilitate the naming of streets after Town residents who have lost their lives while serving within the Canadian Armed Forces or those who have served in the same Armed Forces. In addition, the Town may also include the name of those who lose their lives in the service of the public through either the Ontario Provincial Police or the Town Fire Department with the consent of his/her immediate family.

Special signage containing the Poppy symbol is to be used for all Veteran Street names.

b) Names Honouring Individuals for Community Service, Local Historical Reasons, National Reasons or International Reasons

Council may approve, or a proponent may request the approval of, a name for a street which identifies a specific individual. Generally such a name will be of historic importance to the Town or be a name which is of importance either nationally or internationally or lastly be a name of a person who has been of public service to the Town or broader Community. A written description of the individual's contribution to the Town, or broader Community explaining why the honour should be given, shall be submitted by the proponent. Planning & Development Services staff shall research names proposed by Council. The consent of his/her immediate family is required.

c) Names that reflect the Municipality's Agricultural and/or Recreational Heritage/Nature

Council may approve, or a proponent may request the approval of, a name for a street which reflects the Municipality's agricultural and/or recreational heritage/nature. A written description of the proposed name and its linkage to the area shall be submitted by the proponent. Planning & Building Services staff shall research names proposed by Council.

d) Other Names

Other appropriate street names are names that promote pride in the Town, acknowledge local heritage and history, and recognize unique features and geography.

1) Proposed names should meet one of following:

- Commemorate local history, places, events, culture
- Strengthen neighbourhood identity to reflect the character of the area
- Recognize native wildlife, flora, fauna, natural features
- Recognize communities that contribute to the public life of the Town

SECTION 7 - SPECIFIC POLICIES REGARDING SUITABILITY OF STREET NAMES

In addition to the policies within Section 6, General Policies for Appropriate Names, specific street naming guidelines have been developed to promote the orderly naming of streets. When naming a new street, in addition to the General Policies as stated in Section 6, the following shall be adhered to:

a) Ease of Spelling and Pronunciation

Street names shall be easily pronounced, recognized and use conventional spelling to avoid difficulties in emergency situations. Street names should be spelled the way they are pronounced.

b) Naming Themes

Street names in developments of two or more streets shall represent specific themes as they are easily recognizable for emergency services and provide consistency in large developments. Street names considered for infill or intensification developments shall make best efforts to be consistent or complimentary to existing street names in the immediate surrounding area

c) Individuals

Streets named after individuals shall be a posthumously honour and Council shall consider such names provided that a written consent is obtained from the individual's surviving immediate family. A written description is required detailing how the individual made a significant contribution to the Town. The honouring of a living international/national public figure requires his/her consent. Only a person's last name shall be used unless additional identification is necessitated by the Town to prevent duplication with an existing street name in the Town and surrounding local municipalities.

d) Two Word Street Names

Preference will be given to one word street names

e) Street Name Characteristics

Names should generally not exceed ten characters in length. This helps ensure that the above mentioned criterion are met and that there is a standard street name signage across the Town and County.

f) Street Names to Avoid

- 1) Names that are in conflict with other street names within the County of Grey. Town of Blue Mountains, County, Clearview Township and Town of Collingwood
- 2) Names that could be construed as advertising a particular business, product or brand.

- 3) Cumbersome, corrupted, modified names, discriminatory or derogatory names from the point of view of race, sex, colour, creed, political affiliation or other social factors.
- 4) Names with any sexual overtones, inappropriate humour, parody, slang or double meaning.
- 5) Names that have a secondary negative or offensive connotation.
- 6) Street names spelled differently but sound alike (i.e. Crosby Lane and Crosbie Lane) or have similar pronunciation but are spelled differently (i.e. Heirloom Street could be pronounced with 'H' dropped (Eirloom Street)).
- 7) Use of complex words (ex. Quetico Drive). Names with hyphens, apostrophes or dashes are discouraged and only considered on a case by case basis provided other criterion met.
- 8) Names that contain the following due to names of existing streets within the municipality:
 - a) Arrowhead
 - b) Arthur
 - c) Blue
 - d) Mountain
 - e) Craig (Craigleith, Craigmore)
 - f) John
 - g) Lake (Lake, Lakeshore, Lakewood, Old Lakeshore)

SECTION 8 – PRIORITY FOR SELECTION OF STREET NAMES

In assigning street names, a proponent or staff are encouraged to utilize names from the Pre-Approved Street Name List when selecting names for a proposed street.

- a) Names Honouring Those Who Have Served Their Country
- b) Names Honouring Those who have given their Life in Public Service
- c) Names Honouring Individuals – Local Historical
- d) Names Honouring Individuals – National or International
- e) Names Honouring Individuals – Community Service
- f) Names that reflect the Municipality's Agricultural and/or Recreational Heritage/Nature
- g) Other Names

SECTION 9 - SYSTEM FOR ASSIGNING STREET NAME SUFFIXES

Generally, street names shall contain the suffix **"Street"**, **"Avenue"**, **"Road"** or **"Drive"**.

"Boulevard" - all streets which have a planted median divider for its full length.

"Court" - all streets which end permanently as a bulb/cul-de-sac, a "T", or a design which permits turning around - they have only one point of access.

"Crescent" - all streets which intersect another street at both ends, and which actually forms a crescent.

"Gate" - all streets which serve as an entry onto a court or a crescent – their main characteristics are that they are short in length and that no other streets intersect them.

"Lane" - all streets which are exclusive to condominium projects, where there is a desire to name a private drive or a rear lane access road.

Other suffixes may be submitted subject to staff and Council approval.

SECTION 10 – NON-CONFORMING NAMES

If, in the opinion of Town Planning & Development Services staff, a request for an Other Street Name does not conform with this Policy, the proponent/developer shall make a written request directly to Town Council outlining the justification why the requested street name(s) should be considered.

SECTION 11 – EFFECTIVE DATE

This Policy as it relates to the naming of a new public or private street applies to all lands and/or streets contained within Plans of Subdivision or Condominium which have not been granted Draft Plan Approval.

This Policy as it relates to the renaming of existing public or private streets applies to all lands and/or streets contained within Plans of Subdivision or Condominium upon this Policy being approved by the Council of the Corporation of the Town of The Blue Mountains

Review Cycle

This Policy shall be reviewed by staff annually.

SCHEDULE "A"
PRE-APPROVED AND EXSITING STREET NAME LIST

1. Names Honouring Those Who Have Served Their Country

Name	Date Approved by Council
Arbuthnot	June 6 , 2009
Boynton	June 6 , 2009
Clement	June 6 , 2009
Clendenan	June 6 , 2009
Gillespie	June 6 , 2009
Graham	June 6 , 2009
Hargreaves	June 6 , 2009
Harmer	June 6 , 2009
Hoggard	June 6 , 2009
Hoy	June 6 , 2009
Lawrence	June 6 , 2009
Lee	June 6 , 2009
Lougheed	June 6 , 2009
Lyne	June 6 , 2009
McAteer	June 6 , 2009
Machin	June 6 , 2009
Mackay	June 6 , 2009
Martin	June 6 , 2009
McCoy	June 6 , 2009
McLeod	June 6 , 2009
McQueen	June 6 , 2009
Parkinson	June 6 , 2009

Pether	June 6 , 2009
Raby	June 6 , 2009
Rolling	June 6 , 2009
Sladden	June 6 , 2009
Taylor	June 6 , 2009
Whatley	June 6 , 2009
Wood	June 6 , 2009
Wright	June 6 , 2009

2. Names Honouring Those who have given Their Life in Public Service

Name	Date Approved by Council

3. Names Honouring Individuals – Local Historical

Name	Date Approved by Council
Andrews	June 6 , 2009
Grier	June 6 , 2009
Olmstead	June 6 , 2009

4. Names Honouring Individuals – National or International

Name	Date Approved by Council

5. Names Honouring Individuals – Community Service

Name	Date Approved by Council
Hoffman	June 6 , 2009

6. Names that reflect the Municipality's Agricultural and/or Recreational Heritage/Nature

Name	Date Approved by Council
Russet	June 6 , 2009
McIntosh	June 6 , 2009

7. Other Names

Name	Date Approved by Council
Knapman	June 6 , 2009

8. Approved Existing Street Names

Name	Ownership
10th Line	Local Road
11th Line	Local Road
12th Sideroad	Local Road
15th Sideroad	Local Road
15th Sideroad A	Local Road
18th Sideroad	Local Road
21st Sideroad	Local Road
24th Sideroad	Local Road
2nd Line	Local Road
30th Sideroad	Local Road
33rd Sideroad	Local Road
39th Sideroad	Local Road
3rd Line	Local Road
3rd Sideroad	Local Road
4th Line	Local Road

5th Line	Local Road
6th Line	Local Road
6th Sideroad	Local Road
7th Line	Local Road
9th Sideroad	Local Road
Abbotts Ln	Local Road
Aberdeen Ct	Local Road
Addison St	Private Road
Admiral's Tl	Private Road
Albert St	Local Road
Alexandra Way	Local Road
Alfred St E	Local Road
Alfred St W	County Road
Alice St E	Local Road
Alice St W	Local Road
Alpine Cres	Local Road
Alpine Springs Ct	Local Road
Alta Rd	Local Road
Anchor's Way	Private Road
Ann Heggveit Dr	Local Road
Applevale Ct	Local Road
Arlberg Cres	Local Road
Arnot Cres	Local Road
Arrowhead Cres	Local Road
Arrowhead Ct	Local Road
Arrowhead Rd	Local Road
Arthur St E	Local Road

Arthur St W	Local Road
Arthur Taylor Ln	Local Road
Ashbury Ct	Local Road
Aspen Way	Local Road
Augusta Cres	Local Road
Barclay Blvd	Local Road
Baring St	Local Road
Barton Blvd	Local Road
Bay St E	Local Road
Bay St W	Local Road
Bayview Ave	Local Road
Beacon Dr	Private Road
Beausoleil Ln	Private Road
Beaver St S	Local Road
Beckwith Ln	Private Road
Birch View Tl	Local Road
Birches Blvd	Private Road
Blue Mountain Dr	Local Road
Blue Mountain Rd	Local Road
Blueski George Cres	Local Road
Bridge St E	Local Road
Brook St	Local Road
Brooker Blvd	Local Road
Brophy's Ln	Local Road
Bruce St N	Local Road
Bruce St S	County Road
Cameron St	Local Road

Campbell Cres	Local Road
Camperdown Ct	Local Road
Camperdown Rd	Local Road
Cardinal Cres	Private Road
Carmichael Cres	Local Road
Castleview Rd	Local Road
Chamonix Cres	Local Road
Charles St	Local Road
Christie Beach Rd	Local Road
Church St	Local Road
Claire Glen	Local Road
Clark St	Local Road
Clear Water Ct	Private Road
Club Dr	Private Road
Cobblestone Ln	Local Road
Collens Ct	Local Road
Comet Ln	Private Road
Comodore's Walk	Private Road
Cortina Cres	Local Road
Cottage Ave	Local Road
Courchevel Cres	Local Road
Craigleith Rd	Local Road
Craigleith Walk	Private Road
Craigmore Cres	Local Road
Creekwood Ct	Local Road
Crestview Ct	Local Road
Crossan Ct	Local Road

Crosswinds Blvd	Local Road
Davos Dr	Local Road
Dawson Ln	Local Road
Deer Ln	Private Road
Delphi Crt	Private Road
Delphi Ln	Local Road
Dolomite Ct	Local Road
Dorothy Dr	Local Road
Dory Row	Private Road
Dove Dr	Private Road
Drake's Path	Local Road
Duncan St E	Local Road
Duncan St W	Local Road
East Ridge Dr	Private Road
Eastwind Ln	Private Road
Edward St	Local Road
Elgin St N	Local Road
Elgin St S	Local Road
Ellis Dr	Local Road
Elma St N	Local Road
Elma St S	Local Road
Escarpment View Ct	Local Road
Euclid Ave	Local Road
Faircrest Ln	Local Road
Fairway Ct	Local Road
Farm Gate Rd	Local Road
Fawcett Ln	Local Road

Ferguson Ave	Local Road
Fieldcrest Ct	Local Road
Forest Ave	Local Road
Fraser Cres	Local Road
Fulton St	Local Road
George Mcrae Rd	Local Road
George St	Local Road
Georgian Bay Ln	Private Road
Gibson Way	Local Road
Gord Canning Dr	Local Road
Grand Cypress Ln	Local Road
Grey Road 113	County Road
Grey Road 119	County Road
Grey Road 13	County Road
Grey Road 19	County Road
Grey Road 2	County Road
Grey Road 21	County Road
Grey Road 40	County Road
Grey St N	Local Road
Grey St S	Local Road
Grindelwald Ct	Local Road
Hamlet Rd	Local Road
Hammond Ct	Private Road
Happy Valley Rd	Local Road
Harbour St	Local Road
Helen St	Local Road
Hemlock Ct	Local Road

Heritage Dr	Local Road
Hester St	Local Road
Hidden Lake Rd	Local Road
High Bluff Ln	Local Road
High Point Ct	Local Road
Highway 26	Provincial Highway
Hill St	Local Road
Hillcrest Dr	Local Road
Hoffmann St	Local Road
Hoggard Ct	Private Road
Holdship Ct	Private Road
Hoover Ln	Local Road
Hope St	Local Road
Huron St E	Local Road
Huron St W	Local Road
Indian Cl	Local Road
Innsbruck Ln	Local Road
Interlaken Ct	Local Road
James St	Local Road
Jewel St	Private Road
John St	Local Road
John Watt Way	Private Road
Jozo Weider Blvd	Local Road
Jubilee Dr	Local Road
Kandahar Ln	Local Road
Kellie's Way	Local Road
Kimheather Ct	Local Road

King St E	Local Road
King St W	Local Road
Kinsey Pl	Local Road
Kionontio Tr	Local Road
Kitzbuhl Cres	Local Road
Lake Dr	Local Road
Lake Shore Rd	Local Road
Lakeshore Dr	Local Road
Lakeshore Rd E	Local Road
Lakeshore Rd W	Local Road
Lakewood Dr	Local Road
Landry Ln	Private Road
Lansdowne St N	Local Road
Lansdowne St S	Local Road
Laurie's Ct	Local Road
Leming St	Local Road
Lemon St	Local Road
Lendvay Alley	Local Road
Liisa's Ln	Local Road
Limestone Ln	Local Road
Lion's Park Ln	Local Road
Long Point Rd	Local Road
Lora Bay Dr	Local Road
Lorne St	Local Road
Louisa St E	Local Road
Louisa St W	Local Road
Lucille Wheeler Cres	Local Road

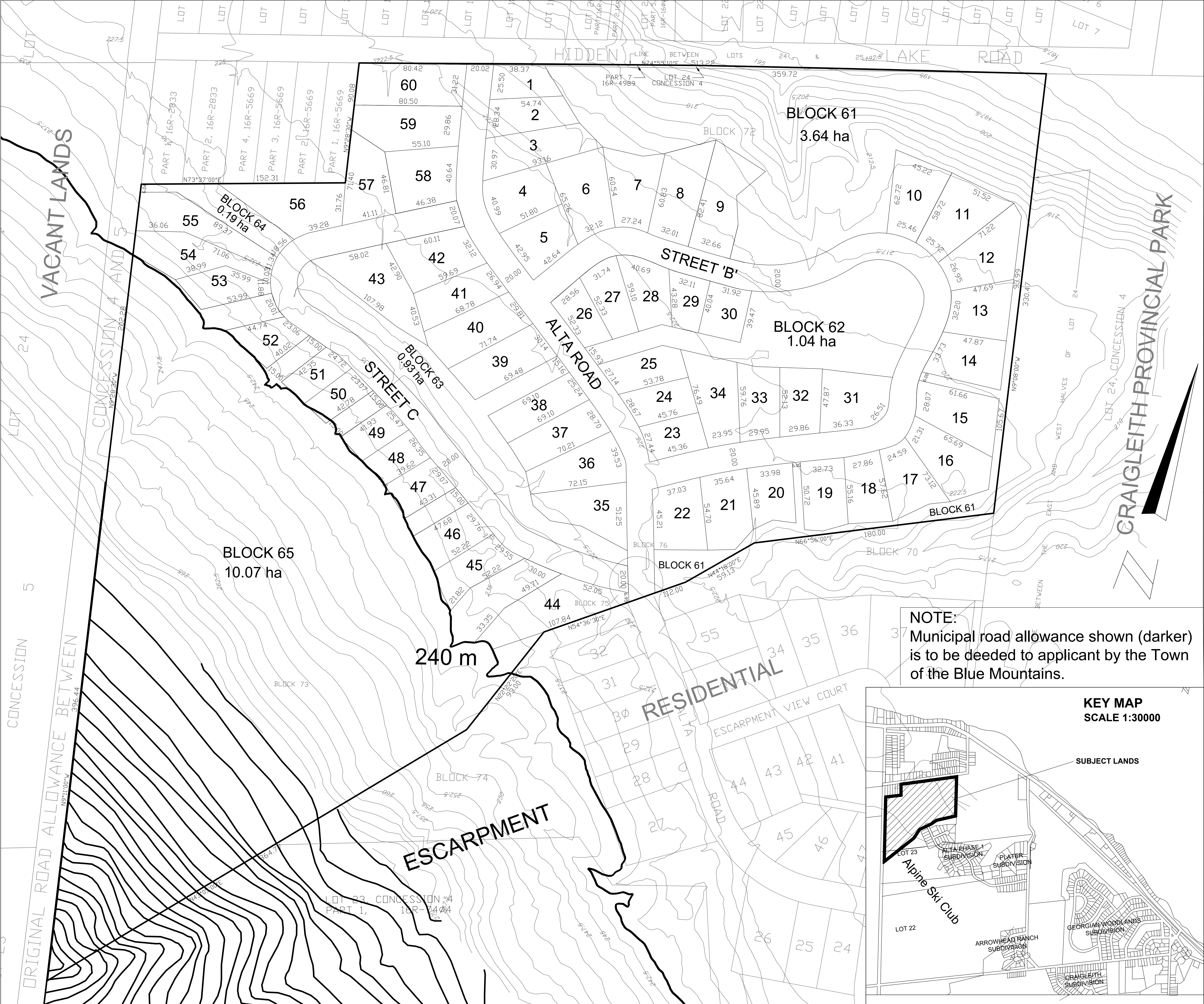
Lucille Wheeler Ln	Local Road
Main St	Local Road
Manitou Ct	Private Road
Maple Ln	Local Road
Margaret Dr	Local Road
Margaret St N	Local Road
Margaret St S	Local Road
Marsh St	County Road
Martin Gv	Local Road
Mary St	Local Road
Maryward Cres	Local Road
Matilda St	County Road
McAuley St N	Local Road
McAuley St S	Local Road
McCallum Ct	Private Road
McGuire Ln	Local Road
McMullen Ct	Private Road
Meadowbrook Ln	Private Road
Mill St	Local Road
Millennium Way	Private Road
Mission Rd	Local Road
Monterra Rd	Local Road
Moore Cres	Local Road
Napier St E	Local Road
Napier St W	Local Road
National Dr	Private Road
Nipissing Cres	Local Road

Nordic Rd	Local Road
Northmount Cres	Local Road
Oak Ct	Local Road
Old Lakeshore Rd	Local Road
Orchard Dr	Local Road
Orchard Ln	Private Road
Orchard Pl	Private Road
Osler Ln	Local Road
Osprey-The Blue Mountains Townline	Local Road
Park Ln	Local Road
Patricia Dr	Local Road
Peaks Rd	Local Road
Peel St N	Local Road
Peel St S	Local Road
Petun Dr	Local Road
Pheasant Run	Local Road
Pilsen Way	Local Road
Pioneer Ln	Local Road
Plater St	Local Road
Plum Ridge Cl	Local Road
Poplar Sideroad	Local Road
Poplar St	Local Road
Pretty River Rd	Local Road
Pyatt Ave	Local Road
Pyatt Ct	Local Road
Railway St	Local Road
Rankin's Cres	Private Road

Red Pine St	Local Road
Ridgeview Dr	Private Road
Riverbank Ct	Local Road
Riverside Cres	Local Road
Rosie St	Private Road
Russell Ct	Local Road
Russell St E	Local Road
Russell St W	Local Road
Salzburg Pl	Local Road
Scandia Ln	Local Road
Scenic Caves Rd	County Road
Schoolhouse Ct	Local Road
Scotts Ct	Local Road
Sebastian St	Private Road
Settlers Way	Local Road
Shaw's Rd	Private Road
Shirley Ct	Local Road
Sideroad 10D	Local Road
Sideroad 22C	Local Road
Slabtown Rd	Local Road
Sleepy Hollow Rd	Local Road
Snow Apple Cres	Local Road
Snowbridge Way	Local Road
St. Moritz Cres	Local Road
Stevens Ct	Private Road
Stone Zack Ln	Private Road
Stuart Ct	Private Road

Summit Ln	Local Road
Summit View Cres	Local Road
Sunset Blvd	Local Road
Swiss Meadows Blvd	Local Road
Teskey Dr	Local Road
The Blue Mountains-Clearview Townline	Local Road
The Blue Mountains-Euphrasia Townline	Local Road
The Blue Mountains-Meaford Townline	Local Road
Thorncroft Ct	Local Road
Timber Leif Ridge	Private Road
Timber Ln	Local Road
Timmons St	Local Road
Tyrol Ave	Local Road
Tyrolean Ln	Local Road
Valley Rd	Private Road
Valley View Ct	Local Road
Venture Blvd	Private Road
Victoria St N	Local Road
Victoria St S	Local Road
Walker Ave	Local Road
Warbler Way	Private Road
Wards Rd	Local Road
Wellington St S	Local Road
Wensley Dr	Local Road
West Ridge Dr	Local Road
White Oak St	Local Road

Wickens Ln	Local Road
William St	Local Road
Wintergreen Pl	Local Road
Woodland Park Rd	Local Road
Wyandot Ct	Local Road
Yellow Birch Cres	Local Road



**DRAFT PLAN
OF SUBDIVISION**
OF PART OF LOTS 23 & 24
CONCESSION 4
BLOCKS 67, 72, 73 and PART of
BLOCKS 75 & 76 and PART of
ALTA ROAD
REGISTERED PLAN 1127
TOWN OF THE BLUE MOUNTAINS
(FORMER TOWNSHIP OF COLLINGWOOD)
COUNTY OF GREY

REVISED FEBRUARY 11, 2022

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

- (a) AS SHOWN ON DRAFT PLAN,
- (b) AS SHOWN ON KEY PLAN,
- (c) AS SHOWN ON DRAFT AND KEY PLANS,
- (d) THE LAND IS TO BE USED ACCORDING TO THE SCHEDULE OF LAND USE,
- (e) AS SHOWN ON DRAFT PLAN,
- (f) AS SHOWN ON DRAFT PLAN,
- (g) AS SHOWN ON DRAFT AND KEY PLANS,
- (h) PIPED WATER TO BE MADE AVAILABLE
- (i) SOIL IS SILTY CLAY,
- (j) AS SHOWN ON DRAFT PLAN,
- (k) PIPED WATER AND SANITARY SEWERS TO BE MADE AVAILABLE
- (l) NONE

SCHEDULE OF LAND USE

	LOTS/BLOCKS		AREA (ha.)
	LOTS 1-60	BLOCKS 61-65	
LOW DENSITY RECREATIONAL RESIDENTIAL			10.99
OPEN SPACE, WALKWAYS, STORMWATER MANAGEMENT			15.87
ROADWAYS (Alta Road, Street B, Street C)			3.11
TOTAL AREA			29.97

	AREA (ha.)	PERCENT
ROADS AND RESIDENTIAL	14.10	47%
OPEN SPACE TOTAL	15.87	53%

SCALE 1:3000
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

OWNER'S AUTHORIZATION
I AUTHORIZE PASCUZZO PLANNING INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF GREY FOR APPROVAL

TABERA LTD. _____ DATE _____

SURVEYOR'S CERTIFICATE
I CERTIFY THAT: THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.

PAUL R. THOMSEN O.L.S. _____ DATE _____

PASCUZZO PLANNING INC.

