



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

LLOYD & PURCELL, A DIVISION OF SCHABER DZALDOV BENNETT LTD.

- PLANNING ACT, SECTION 51(17)**
- (a) AS SHOWN ON DRAFT PLAN
 - (b) AS SHOWN ON DRAFT PLAN
 - (c) AS SHOWN ON DRAFT PLAN
 - (d) SEE SCHEDULE OF LAND USE
 - (e) AS SHOWN ON DRAFT PLAN
 - (f) AS SHOWN ON DRAFT PLAN
 - (g) AS SHOWN ON DRAFT PLAN
 - (h) PIPED MUNICIPAL TREATED WATER
 - (i) CLAY, LOAMY
 - (j) AS SHOWN ON DRAFT PLAN
 - (k) WATER, SANITARY AND STORMWATER
 - (l) NONE

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.

25th DAY of February, 2021.

I. 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 February, 2021.

SAMER CHAYYA, DIRECTOR
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SCHEDULE OF LAND USE

LOT 1-LOT 3	RESIDENTIAL LOTS	1,645.8
LOT 4-LOT 12	RESIDENTIAL LOTS	5,595.9
LOT 13	RESIDENTIAL LOTS	740.0
LOT 14-LOT 17	RESIDENTIAL LOTS	3,624.0
LOT 18-LOT 41	RESIDENTIAL LOTS	20,975.3
LOT 42-48/LOT 63-69	RESIDENTIAL LOTS	8,972.3
LOT 49-LOT 62	RESIDENTIAL LOTS	9,631.5
LOTS 1-69 TOTAL		51,185.5
SINGLE DETACHED LOTS	42 (42 DWELLING UNITS)	
SEMI DETACHED 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 77	WALKWAY / SERVICE CONNECTION	12,143.8
BLOCK 78	STORM WATER MANAGEMENT	127,251.6
BLOCK 79	STORM WATER MANAGEMENT	
OPEN SPACE TOTAL		151,512.5
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	72.0
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	

