



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 DIVISION OF SCHAEFFER DZALDOV BENNETT LTD.

- PLANNING ACT, SECTION 51(17)
- |                              |                                    |
|------------------------------|------------------------------------|
| (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.

7th DAY OF APRIL, 2022.

T. 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 2590019 ONTARIO 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 , 2022.

2590019 ONTARIO INC.

ROYALTON HOMES  
10114 HWY 26, UNIT 4  
COLLINGWOOD, ONTARIO  
L9Y 3Z1

I HAVE THE AUTHORITY TO BIND THE CORPORATION

SAMER CHAAYA, DIRECTOR

LLOYD & PURCELL  
A DIVISION OF SCHAEFFER DZALDOV BENNETT LTD.  
ONTARIO LAND SURVEYORS

1228 GORHAM STREET, UNIT 28, NEWMARKET, ONTARIO, L3Y 8Z1  
(905) 895-6416 Fax (905) 853-5837 E-MAIL: p.ontariolandsurveyors.ca  
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CAD: DL	PC: MM	JOB: 19-033
CALC: JG	CHKD: TMP	FILE: C3-I-17

LLOYD & PURCELL

SCHEDULE OF LAND USE		
LOTS	USE	m2
LOT 1-Lot 3	PUBLIC PARK / OPEN SPACE	1,569.6
LOT 4-Lot 12	RESIDENTIAL LOTS	5,595.9
LOT 13	RESIDENTIAL LOTS	3,407.0
LOT 14-Lot 17	RESIDENTIAL LOTS	3,287.0
LOT 18-Lot 40	RESIDENTIAL LOTS	20,392.4
LOT 41-48/LOT 63-68	RESIDENTIAL LOTS	9,037.1
LOT 49-Lot 62	RESIDENTIAL LOTS	9,666.6
LOT 69-Lot 83	RESIDENTIAL LOTS	11,614.5
LOT 84-Lot 90	RESIDENTIAL LOTS	5,122.0
LOT 91-Lot 92	RESIDENTIAL LOTS	1,206.7
LOT 93-Lot 105	RESIDENTIAL LOTS	9,530.5
LOT 106-Lot 108	RESIDENTIAL LOTS	1,098.7
LOT 109-Lot 118	RESIDENTIAL LOTS	6,644.1
LOTS 1-118 TOTAL	RESIDENTIAL LOTS	86,499.2
SINGLE DETACHED LOTS		82 (82 DWELLING UNITS)
SEMI DETACHED LOTS		36 (72 DWELLING UNITS)
TOTAL LOTS		118 (154 DWELLING UNITS)
OPEN SPACE BLOCKS		
BLOCK 119	PUBLIC PARK / OPEN SPACE	10,180.0
BLOCK 120	OPEN SPACE / ENVIRONMENTAL PROTECTION	11,521.3
BLOCK 121	WALKWAY	404.0
BLOCK 122	STORM WATER MANAGEMENT	1,327.9
BLOCK 123	WALKWAY / SERVICE CONNECTION	446.4
BLOCK 124	4.5M TRAIL	591.6
BLOCK 130	4.5M TRAIL	565.1
BLOCK 131	STORM WATER MANAGEMENT	11,675.2
BLOCK 132	OPEN SPACE / ENVIRONMENTAL PROTECTION	44,235.6
OPEN SPACE TOTAL		80,047.1
ROAD SYSTEM		
STREET A		13,820.8
STREET B		9,542.4
STREET C		5,348.4
STREET D		5,457.6
BLOCK 125	DAY LIGHT TRIANGLE	58.5
BLOCK 126	DAY LIGHT TRIANGLE	57.7
BLOCK 127	DAY LIGHT TRIANGLE	57.7
BLOCK 128	DAY LIGHT TRIANGLE	58.5
ROAD SYSTEM TOTAL		34,401.6
BLOCK 129	5.2M WIDENING	1,576.1
TOTAL SITE		201,839.3
TOTAL OPEN SPACE		80,947.1

No.	Date	Issue / Comments
6	2022-09-16	Revised Draft Plan
5	2022-04-07	Revised Draft Plan
4	2022-02-04	Revised Draft Plan
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