

DRAFT PLAN OF SUBDIVISION
42T-2022-XX
Lora Bay Phase 4B

PART OF BLOCK 1
REGISTERED PLAN 16M-8
(FORMERLY TOWNSHIP OF COLLINGWOOD)
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY

OWNER'S AUTHORIZATION

I HEREBY AUTHORIZE KORSIAK URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF GREY FOR APPROVAL.

SIGNED  DATE August 4, 2022
Kathleen Schofield, President
NG Lora Bay Limited

SIGNED  DATE August 4, 2022
Michael Kirchmair, Treasurer
NG Lora Bay Limited

SURVEYOR'S CERTIFICATE

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

SIGNED  DATE August 4, 2022
Paul R. Thomsen B.Sc., O.L.S.
Zubek, Emo, Patten & Thomsen LTD.
Ontario Land Surveyors
200 Mountain Road, Unit 4
Collingwood, Ontario L9Y 4V5

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

- | | |
|------------------|---|
| A) SHOWN ON PLAN | G) SHOWN ON PLAN |
| B) SHOWN ON PLAN | H) MUNICIPAL AND PIPED WATER TO BE PROVIDED |
| C) SHOWN ON PLAN | I) SANDY SILT |
| D) SHOWN ON PLAN | J) SHOWN ON PLAN |
| E) SHOWN ON PLAN | K) SANITARY AND STORM SEWERS TO BE PROVIDED |
| F) SHOWN ON PLAN | L) SHOWN ON PLAN |

LAND USE SCHEDULE

Land Use	Lots/Blocks	Lot / Block Total	Area (ha)	Units
△ Single Detached (18.3 m)	1-3, 8-17, 20, 21, 24, 25, 28-39, 42, 43	31	2.11	31
○ Single Detached (15.2 m)	4-7, 40, 41, 44, 45	8	0.51	8
◡ Single Detached (21.3 m)	18, 19, 22, 23, 26, 27	6	0.68	6
Rowhouse (7.60 m)	46-49	4	0.44	13
Park	50, 51	2	0.85	
Servicing Block	52, 53	2	0.09	
20 m ROW (706 m)			1.44	
22 m ROW (106 m)			0.23	
Totals	1-53	53	6.35	58

03/08/2023	Second Submission	B	KC
04/08/2022	Submission	A	KC
DATE [D.M.Y.]	REVISION	DWG	BY

NOTES:

- Pavement illustration is diagrammatic
- Local road/local road daylight triangle = 6m x 6m



SCALE 1:2000	August 3, 2023		B
DRAWN BY: KC	CHECKED BY: CR		

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