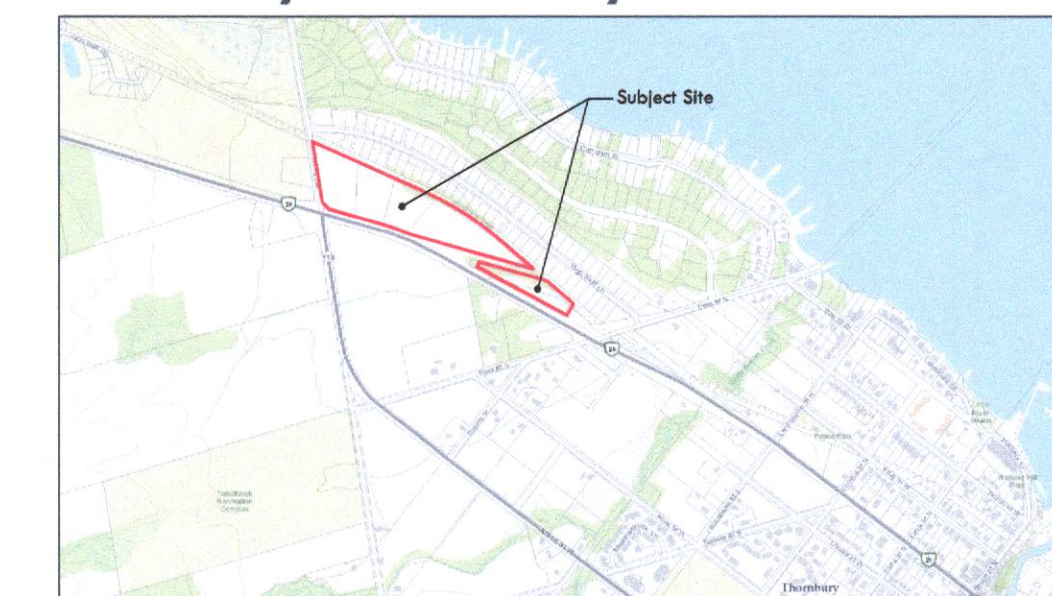


PROPOSED DRAFT PLAN OF SUBDIVISION T-

Part of Lots 35 and 36 Concession 10

(FORMERLY TOWNSHIP OF COLLINGWOOD)
Town of The Blue Mountains
County of Grey



KEY PLAN 1 : 20 000

SCHEDULE OF LAND USE

| PROPOSED LAND USE | Legend | REQUIREMENT | YIELD | AREA |
|--|------------------------------|------------------------------|----------------|----------------------------|
| | | Lots / Blocks / Sheets | Units / Blocks | ha [Ac.] % |
| 1) Single Detached Lots 20.4m (67') min. | Lot 21 - 23 | Lot 21 - 23 | 2 | 0.193 [0.48] 2.7 |
| 2) Single Detached Lots 21.4m (70') min. | Lot 1 - 20, 23 - 24, 34 - 36 | Lot 1 - 20, 23 - 24, 34 - 36 | 27 | 2.369 [5.85] 33.3 |
| 3) Single Detached Lots 22.3m (73') min. | Lot 28 - 33 | Lot 28 - 33 | 9 | 0.736 [1.82] 10.4 |
| 4) 30.0 m Floodway Channel Corridor | Block 39 | Block 39 | 1 | 1.005 [2.48] 14.1 |
| 5) 6.0 m Walkway Linkage | Block 40 | Block 40 | 1 | 0.024 [0.06] 0.3 |
| 6) S.W.M. Facility | Block 41 | Block 41 | 1 | 0.560 [1.38] 7.9 |
| 7) Open Space | Block 42 - 44 | Block 42 - 44 | 3 | 0.237 [0.59] 3.4 |
| 8) Hazard Lands | Block 45 | Block 45 | 1 | 1.021 [2.52] 14.4 |
| 9) 0.3m (1') Reserves | Block 46 - 47 | Block 46 - 47 | 2 | 0.002 [0.00] 0.0 |
| 10) 20.0 m Public Road R.O.W. | Sheet A | Sheet A | 1 | 0.940 [2.38] 13.6 |
| TOTALS | | | 38 | 9 7.107 [17.56] 100 |

OWNER'S CERTIFICATE

1290337 Ontario Inc. and 10 Keith Avenue Inc. authorizes the submission of this Draft Plan of Subdivision to the County of Grey.

Signed *Maria Rosco* Date **May 10, 2023**
 1290337 Ontario Inc. and 10 Keith Avenue Inc.

SURVEYOR'S CERTIFICATE

I hereby Certify that the Boundaries of the Land to be Subdivided and their relationship to the Adjacent Lands are accurately and correctly shown on this Plan.

Signed *Paul R. Thomson* Date **January 9, 2024**
 Paul R. Thomson, O.E.S., Collingwood
 Zubek, Emo, Patten & Thomson Limited, Ontario Land Surveyors

ADDITIONAL INFORMATION

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT CHAPTER P. 13 (R.S.O. 1990)

- (a) Shown on Draft Plan and Surveyor's Certificate
- (b) Shown on Draft and Key Plans
- (c) Shown on Key Plan
- (d) Land to be used in accordance with Land Use Schedule
- (e), (f), (g), (h), (i) Shown on Draft Plan
- h Municipal Water Supply will be provided
- i Soil is Topsoil, Disturbed Native Soils, Silt & Sandy Silt
- k Full Municipal Services will be provided

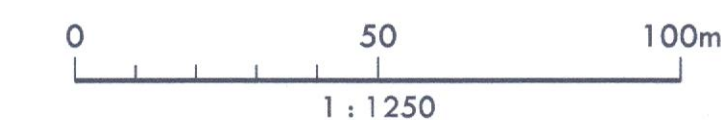
SOURCES

Base Information comprised of a Plan of Survey by Zubek, Emo, Patten & Thomson Limited, Job No. 84-17-5, Dated June 19, 2019, with Surveyed Topographic Features by Taitom Engineering Limited.

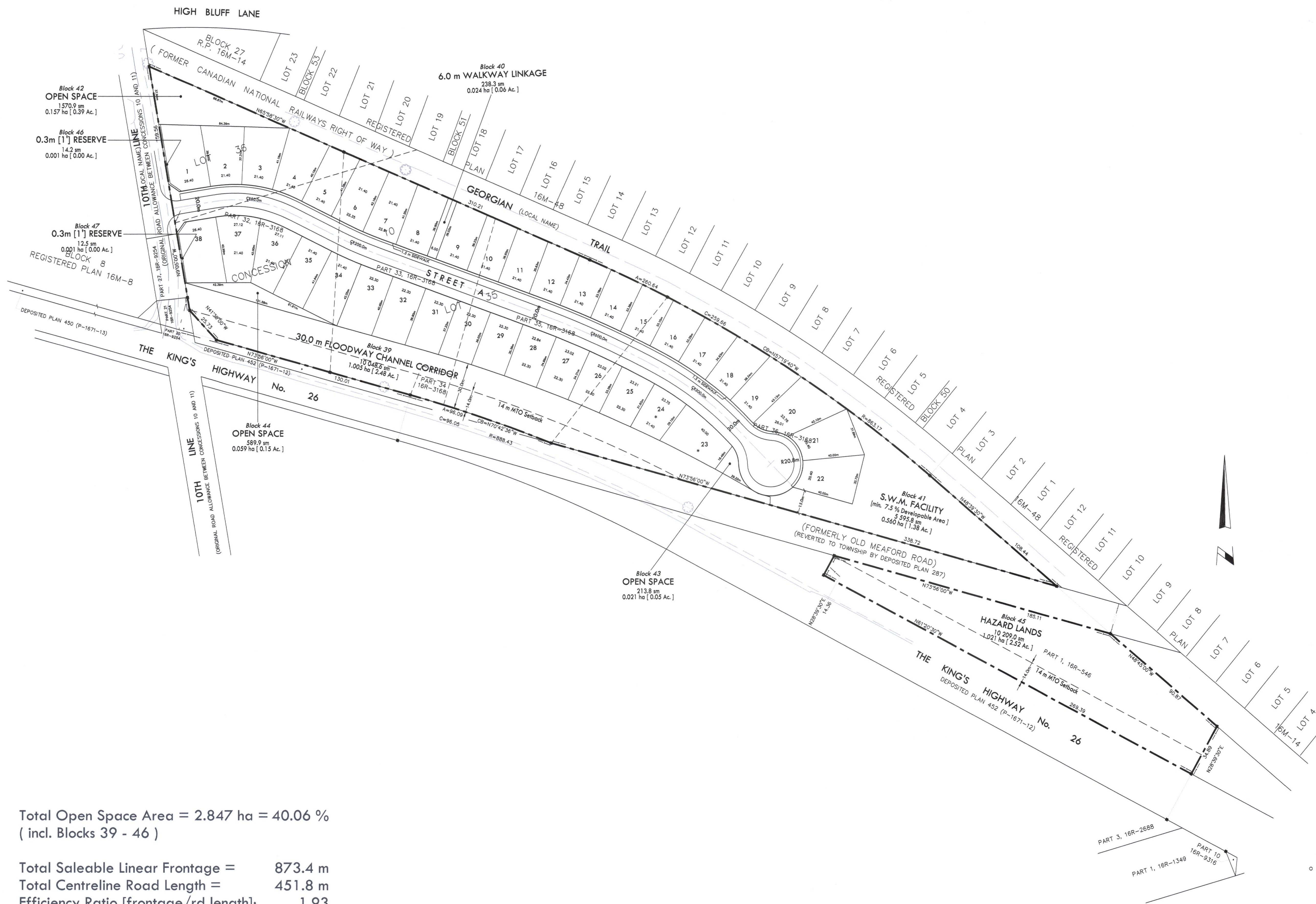
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Date: December 16, 2022
 Project: Hwy 26 + 10th Line



| Date | Revision | |
|-----------|--|-----|
| May 10/23 | Revised to incl. 0.3m Reserves and graphics edits. | mvs |
| Sep 21/23 | Added Open Space Blocks to comply w/ min. 40% | mvs |
| Dec 12/23 | Expand S.W.M. Facility per Town Eng. requirements. | mvs |



Total Open Space Area = 2.847 ha = 40.06 %
 (incl. Blocks 39 - 46)

Total Saleable Linear Frontage = 873.4 m
 Total Centreline Road Length = 451.8 m
 Efficiency Ratio [frontage/rd length]: 1.93

* denotes a Lot which may require a Custom Designed Dwelling, due to irregular shape or Lot Depth less than 30.6m