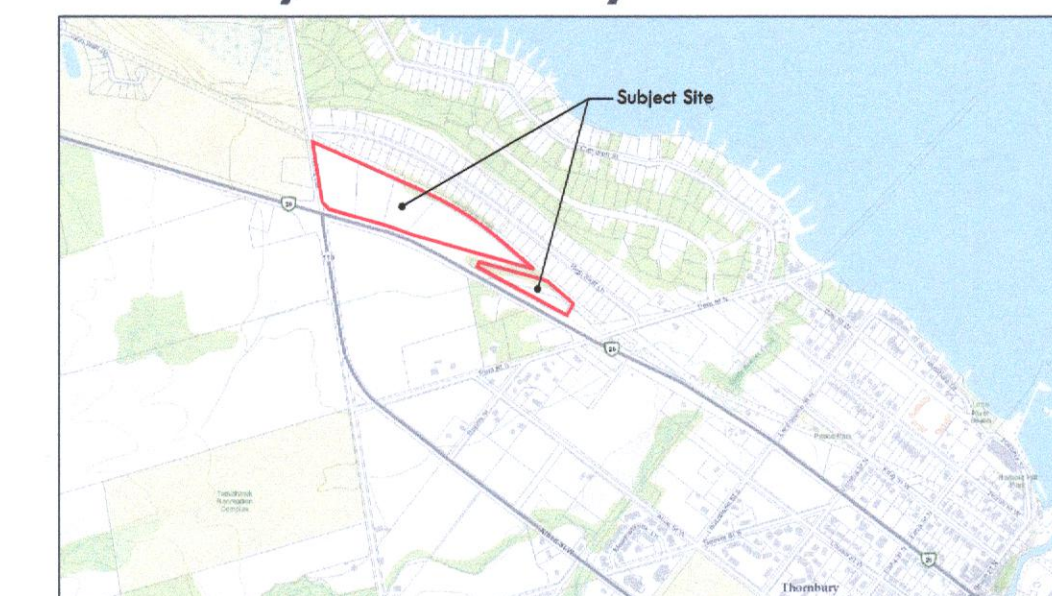


PROPOSED DRAFT PLAN OF SUBDIVISION T-

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	3	2	0.193 [0.48] 2.7
2) Single Detached Lots 21.4m (70') min.	Lot 1 - 20, 23 - 24, 34 - 36	27	27	2.369 [5.85] 33.3
3) Single Detached Lots 22.3m (73') min.	Lot 28 - 33	6	9	0.736 [1.82] 10.4
4) 30.0 m Floodway Channel Corridor	Block 39	1	1	1.005 [2.48] 14.1
5) 6.0 m Walkway Linkage	Block 40	1	1	0.024 [0.06] 0.3
6) S.W.M. Facility	Block 41	1	1	0.560 [1.38] 7.9
7) Open Space	Block 42 - 44	3	3	0.237 [0.59] 3.4
8) Hazard Lands	Block 45	1	1	1.021 [2.52] 14.4
9) 0.3m (1') Reserves	Block 46 - 47	2	2	0.002 [0.00] 0.0
10) 20.0 m Public Road R.O.W.	Sheet A	1	1	0.960 [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. Thomsen* Date **January 9, 2024**
Paul R. Thomsen, O.E.S., Collingwood
Zubek, Emo, Patten & Thomsen 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

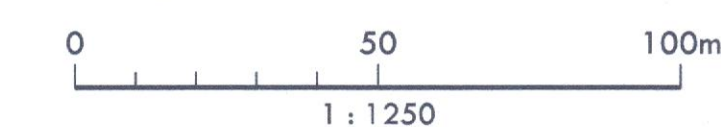
SOURCES

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

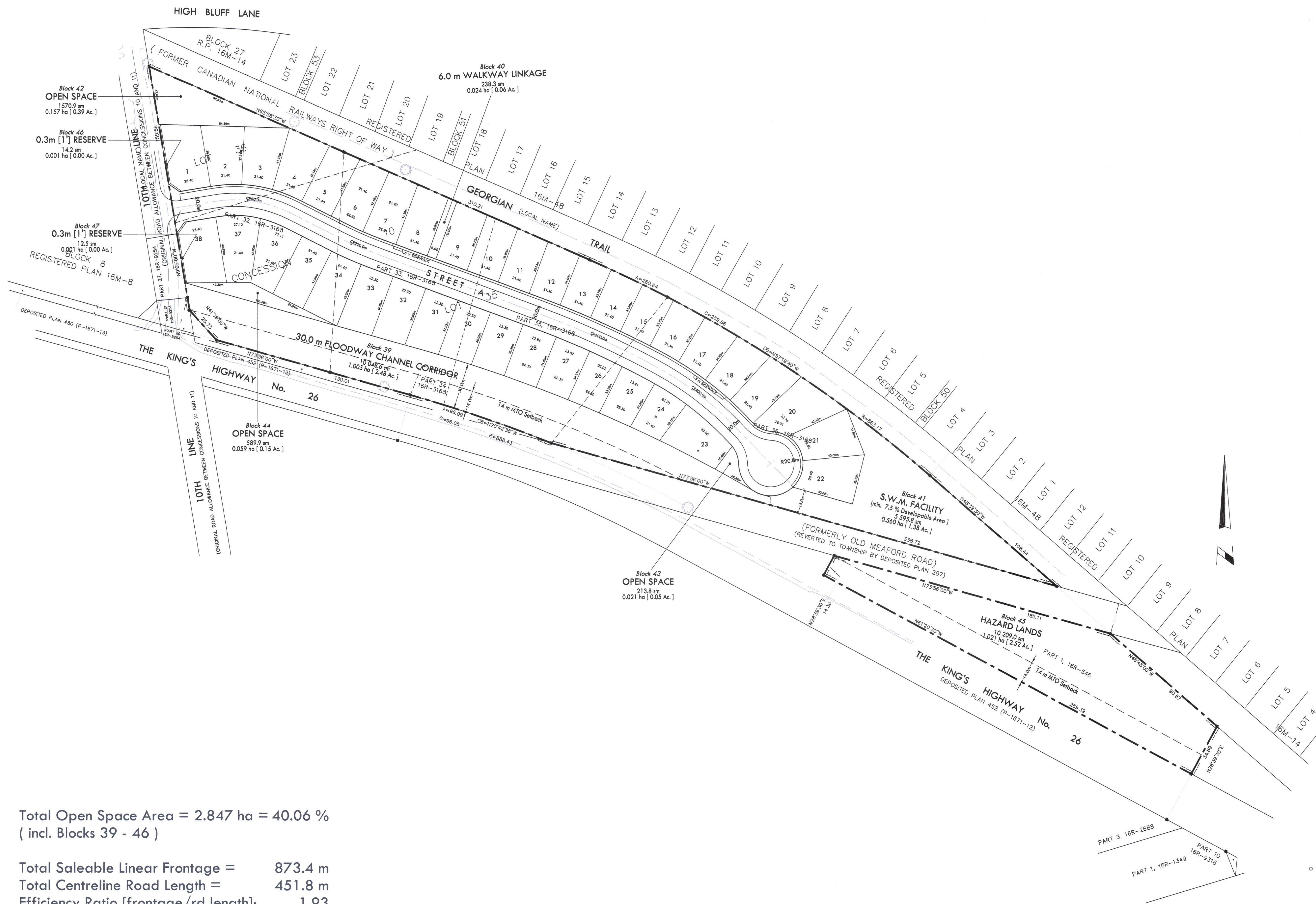
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Date: December 16, 2022
Project: Hwy 26 + 10th Line



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