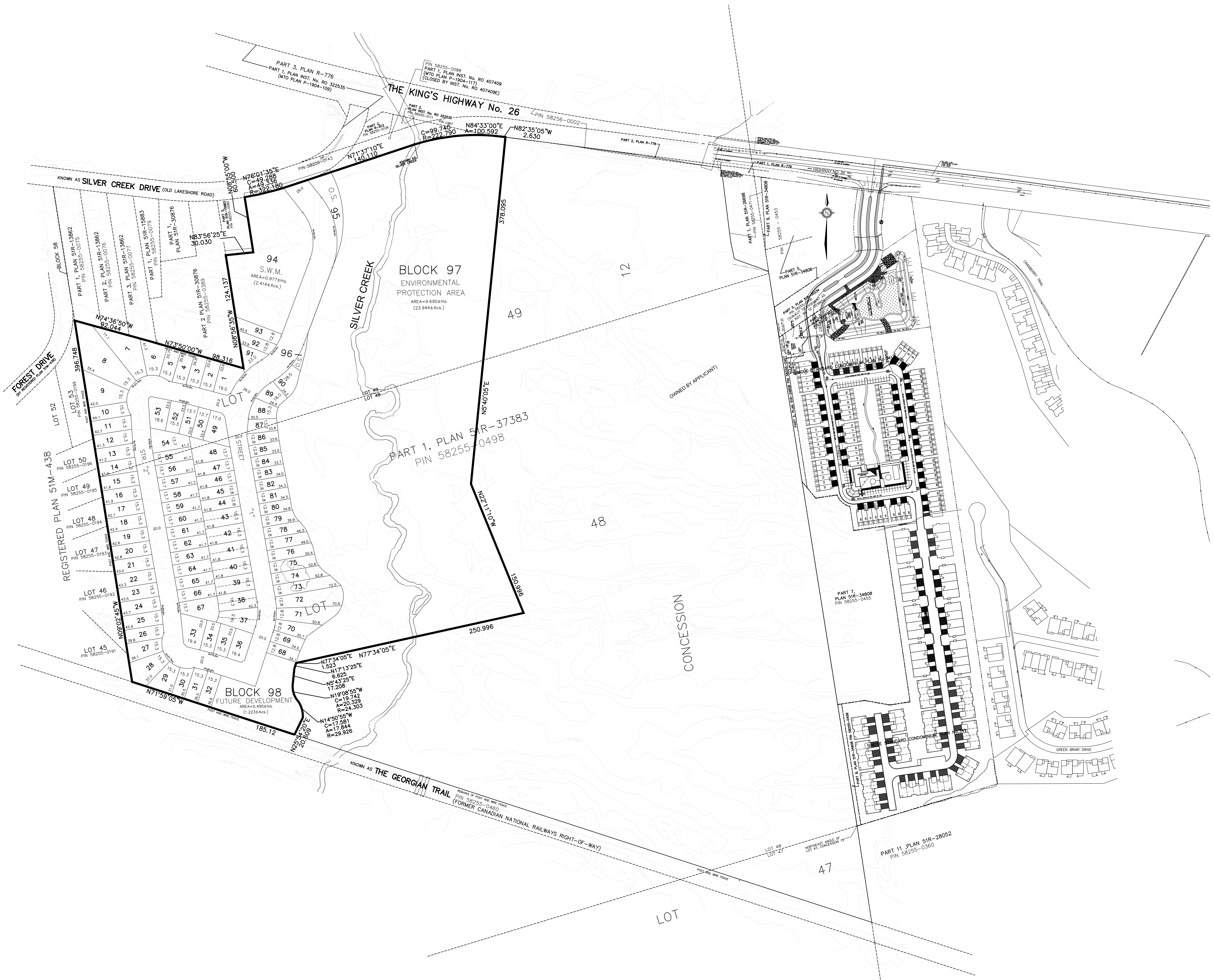
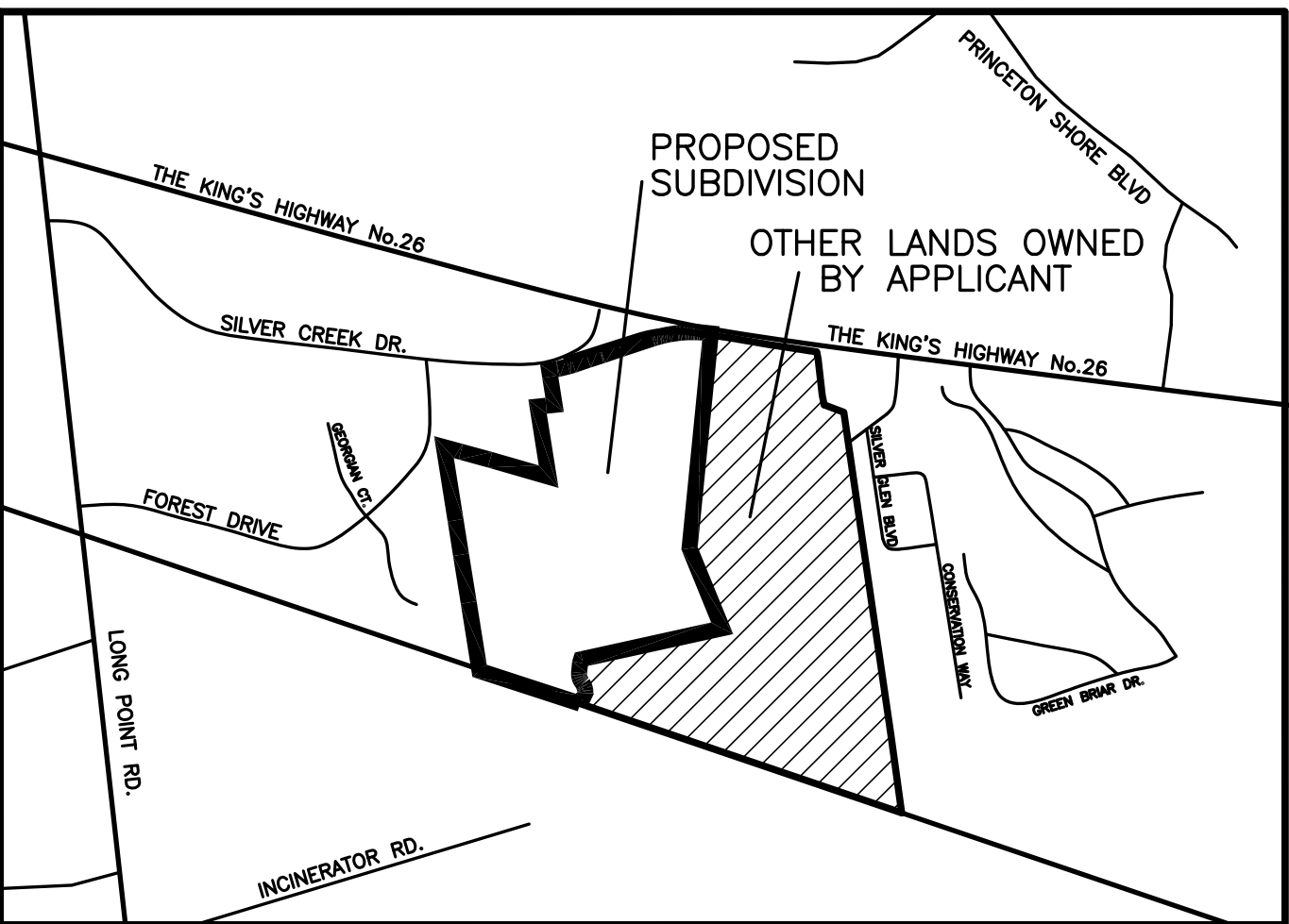


DRAFT PLAN OF SUBDIVISION
PART OF LOTS 48 AND 49, CONCESSION 12
TOWN OF COLLINGWOOD
(GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA)
COUNTY OF SIMCOE

SCALE 1:1500



DRAFT PLAN T-



KEY PLAN

SCALE: 1:15 000

SECTION 51, PLANNING ACT,
ADDITIONAL INFORMATION

- 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
F.1 NOT APPLICABLE
G. AS SHOWN ON DRAFT PLAN
H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
I. CLAY-LOAM
J. AS SHOWN ON DRAFT PLAN
K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

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

DATE -----, 2019

DAN DZALDOV
SCHAEFER DZALDOV BENNETT LTD.
ONTOARIO LAND SURVEYORS
4400 SHEPPARD AVE. E. SUITE 101
SCARBOROUGH, ONTARIO M1S 1T5
CANADA TEL: 416-291-1001 FAX: 416-291-1002

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT
THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF COLLINGWOOD
FOR APPROVAL.

OWNER

HUNTINGWOOD TRAILS (COLLINGWOOD) LTD.

152 DALEMOUNT AVENUE
TORONTO
ONTARIO
M6B 3C9

EDWARD WEISZ
A.S.O.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 20.299±Ha. (50.159±Acs.)

DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Acs.
LOTS 1-36, 52-53, and 88-91 MIN. LOT FRONTAGE=15.3m. MIN LOT AREA=512.8sq.m.		42	42	2.877	7.108
LOTS 46-51, 54-67, and 87 MIN. LOT FRONTAGE=13.7m. MIN LOT AREA=458.9sq.m.		21	21	1.270	3.138
LOTS 44-45, 51-52, 68-86, and 92-93 MIN. LOT FRONTAGE=12.8m. MIN LOT AREA=406.7sq.m.		23	23	1.362	3.366
SEMI-DETACHED DWELLINGS					
LOTS 37-43 MIN. LOT FRONTAGE=18.3m. MIN LOT AREA=785.9sq.m.		7	14	0.548	1.354
SUBTOTAL		93	100	6.057	14.967
BLOCK 94 - STORM WATER MANAGEMENT	1			0.977	2.414
BLOCKS 95-96 - OPEN SPACE	2			0.139	0.343
BLOCK 97 - ENVIRONMENTAL PROTECTION AREA	1			10.278	25.399
BLOCK 98 - FUTURE DEVELOPMENT	1		TBD	0.495	1.223
STREETS				2.353	5.814
26.0m. WIDE TOTAL LENGTH= 2822m. AREA= 0.7336Ha. 20.0m. WIDE TOTAL LENGTH= 8102m. AREA= 1.6206Ha. TOTAL LENGTH= 10922m. AREA= 2.3536Ha.					
TOTAL	5	93	100	20.299	50.159

DENSITY

DEVELOPMENT	AREA (±Ha)	UNITS	PROPOSED DENSITY (u/ha)
RESIDENTIAL AREA AND STREETS	8.410	100	11.89
FUTURE DEVELOPMENT	0.495	7 (MAX)	14.14
TOTAL	8.905	107	12

MAXIMUM NUMBER OF UNITS PERMITTED=12 UNITS PER GROSS Ha. OR 107 UNITS

NOTE — ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM