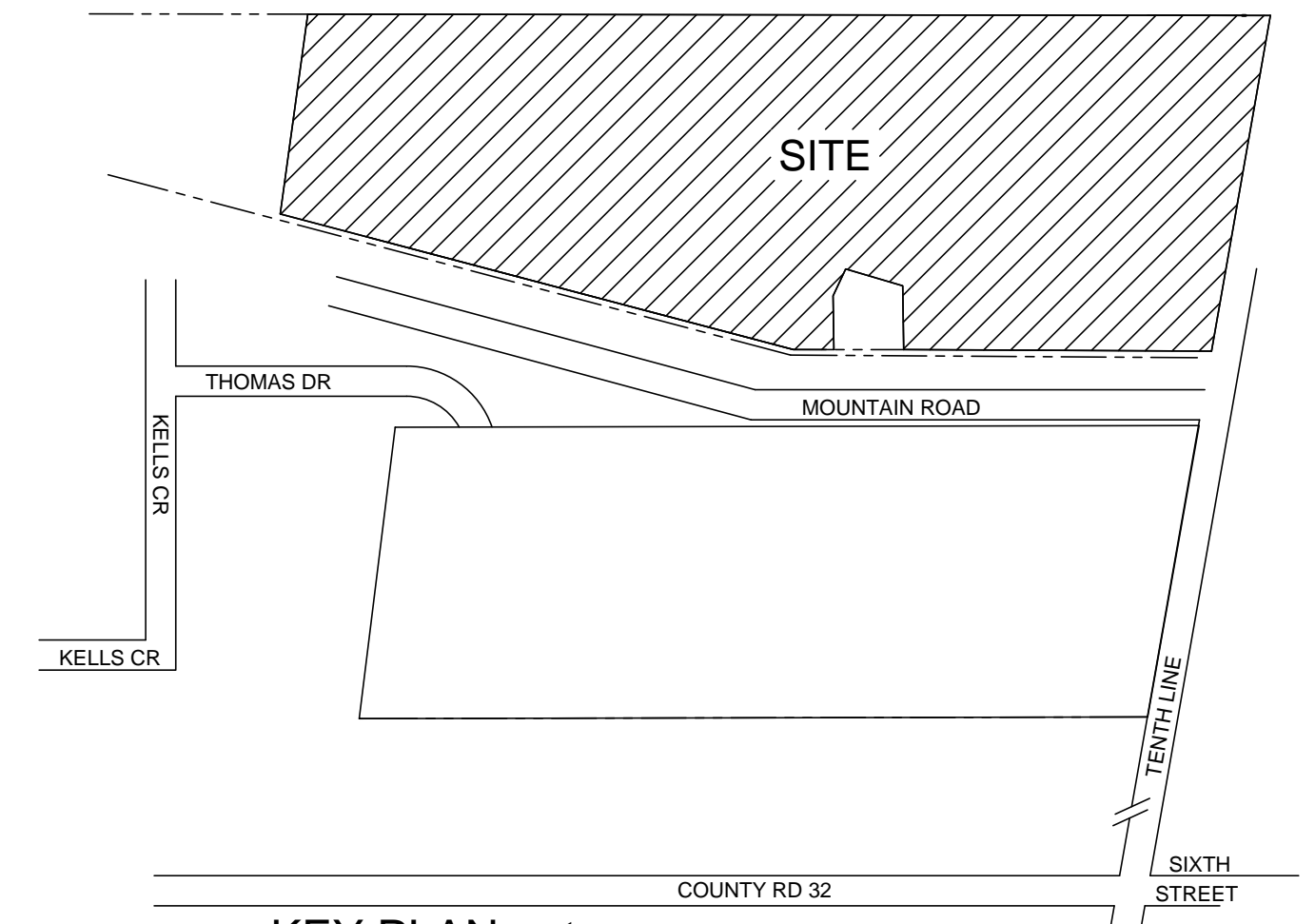


**PHASING PLAN OF PANORAMA NORTH  
PART OF OF LOT 45  
CONCESSION 11  
(FORMERLY TOWNSHIP OF NOTTAWASAGA)  
TOWN OF COLLINGWOOD  
COUNTY OF SIMCOE**

SCALE 1 : 1250



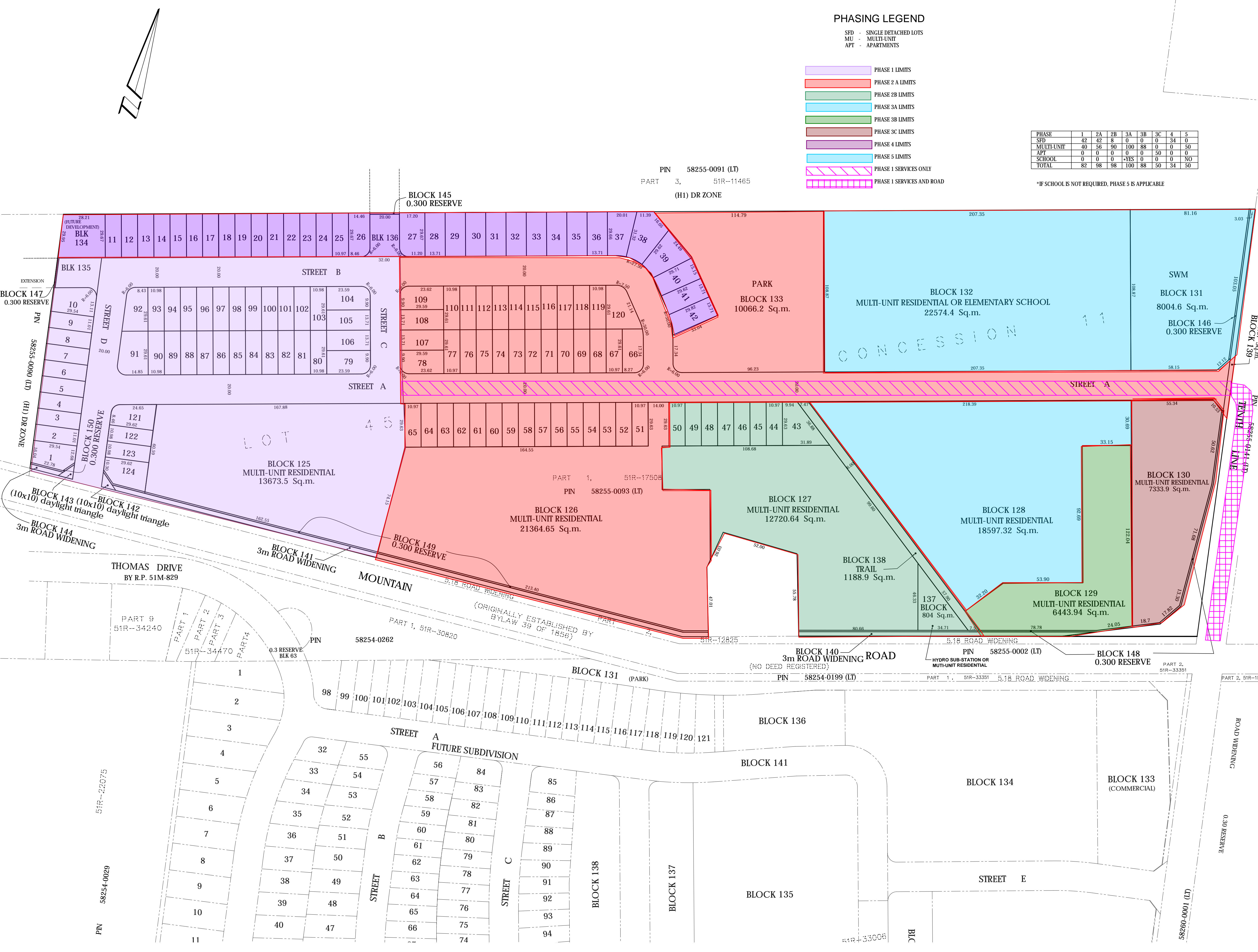
**PHASING LEGEND**

- SFD - SINGLE DETACHED LOTS
  - MU - MULTI-UNIT
  - APT - APARTMENTS
- PHASE 1 LIMITS
  - PHASE 2 A LIMITS
  - PHASE 2B LIMITS
  - PHASE 3A LIMITS
  - PHASE 3B LIMITS
  - PHASE 3C LIMITS
  - PHASE 4 LIMITS
  - PHASE 5 LIMITS
  - PHASE 1 SERVICES ONLY
  - PHASE 1 SERVICES AND ROAD

PHASE	1	2A	2B	3A	3B	3C	4	5
SFD	42	42	8	0	0	0	34	0
MULTI-UNIT	40	56	90	100	88	0	0	50
APT	0	0	0	0	0	0	50	0
SCHOOL	0	0	0	YES	0	0	0	NO
TOTAL	82	98	98	100	88	50	34	50

\*IF SCHOOL IS NOT REQUIRED, PHASE 5 IS APPLICABLE

PIN 58255-0091 (LT)  
PART 3, 51R-11465  
(H1) DR ZONE



**LAND USE SCHEDULE**

DESCRIPTION	UNITS	LOTS/BLOCKS	AREA (ha.)
Single Detached Residential	124	LOTS 1-124	4.48
Multi Unit Residential	424	BLOCKS 125,126,127,128,129, 130	8.00
Multi Unit Residential or Elementary School	50	BLOCK 132	2.25
Future Single Detached Residential	2	BLOCK 134	0.09
Park		BLOCK 134	1.01
Stormwater Management		BLOCK 131	0.80
Hydro Sub-Station		BLOCK 137	0.80
Trail		BLOCK 138	0.12
Road Widening		BLOCKS 139, 140, 141 & 144	0.39
10x10 Daylight Triangle		BLOCKS 142 & 143	0.01
0.3 m Reserve		BLOCK 145, 146, 147, 148, 149 & 150	0.03
Public Roads		Streets A through D	2.78
Future Roads		BLOCKS 135 & 136	0.11
<b>TOTAL</b>	<b>600</b>		<b>20.15 ha</b>

**ADDITIONAL INFORMATION**  
(UNDER SECTION 51(17) OF THE PLANNING ACT)  
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and I ARE AS SHOWN ON DRAFT PLAN.  
h) Municipal Water  
i) Clay Loam  
k) Municipal Sewer

**OWNER'S CERTIFICATE**  
TODCO INVESTMENTS INC. AUTHORIZES THE SUBMISSION OF THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF COLLINGWOOD PLANNING DEPARTMENT.  
*Tom Drucker*  
TOM DRUCKER  
TODCO INVESTMENTS INC. FEBRUARY 3, 2023 DATE

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.  
*James M. Laws*  
JAMES M. LAWS, O.L.S.  
Van Harten Surveying Inc. FEBRUARY 3, 2023 DATE

**NOTE:**  
DISTANCES SHOWN ON CURVES ARE CHORD DISTANCES.  
**METRIC:**  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: JL	CHECKED BY: JML	PROJECT No. 25806-18

Apr 12, 2023 10:49:26 AM  
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