



DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM OF BLOCK 377 PLAN 16M-XX
 PART OF LOT 29
 CONCESSION 8
 (Formerly Township of Collingwood)
TOWN OF THE BLUE MOUNTAINS
 COUNTY OF GREY

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATION TO THE ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.
 DATED THE ____ DAY OF ____ 2024
 NAME: PAUL R. THOMSEN
 ONTARIO LAND SURVEYOR
 ZUBEK, EMO, PATTEN & THOMSEN LTD.
 COLLINGWOOD

OWNER'S CERTIFICATE:
 AS OF THE DATE ON THIS PLAN THE UNDERSIGNED BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE ____ TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION AND TO MAKE APPLICATION TO THE GREY COUNTY PLANNING DEPARTMENT FOR APPROVAL THEREOF.
 DATED THE ____ DAY OF ____ 2024
 NAME: _____
 I HAVE THE AUTHORITY TO BIND THE CORPORATION

PLANNING ACT, SECTION 51(17)
 (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) (1) Not Proposed
 (g) As shown on draft plan
 (h) Piped municipal treated water
 (i) Tecumseh Sand, Waterloo Sandy Loam and Baitton Land
 (j) As provided on topographic survey by Tatham Engineering
 (k) Municipal sanitary sewer
 (l) As shown on draft plan

SCHEDULE OF LAND USE
 LOT# - USE - AREA(m²)(+/-)

RESIDENTIAL LOTS (POTLS) PLAN 16M-XX	RESIDENTIAL ROWHOUSE	AREA(m ²)
LOTS 1-70	RESIDENTIAL ROWHOUSE	10253.98
LOTS 71-84	RESIDENTIAL ROWHOUSE	2328.28
LOTS 85-126	RESIDENTIAL ROWHOUSE	6570.57
LOTS 127-142	RESIDENTIAL ROWHOUSE	1764.00
LOTS 143-158	RESIDENTIAL ROWHOUSE	2150.68
LOTS 159-206	RESIDENTIAL ROWHOUSE	4230.39
LOTS 207-230	RESIDENTIAL ROWHOUSE	2251.51
LOTS 231-250	RESIDENTIAL ROWHOUSE	2138.10
LOTS 251-272	RESIDENTIAL ROWHOUSE	2160.83
LOTS 273-294	RESIDENTIAL ROWHOUSE	2001.42
LOTS 295-314	RESIDENTIAL ROWHOUSE	2231.53
LOTS 315-338	RESIDENTIAL ROWHOUSE	2833.20
LOTS 339-355	RESIDENTIAL ROWHOUSE	2293.24
LOTS 356-376	RESIDENTIAL ROWHOUSE	2478.22
LOTS 1-376	RESIDENTIAL ROWHOUSE TOTAL AREA(m ²)	45697.95

COMMON ELEMENTS CONDOMINIUM PLAN 16M-XX
 BLOCK# - USE - AREA(m²)(+/-)

BLOCK 377	CONDOMINIUM ROAD	16742.97
	PARKETTE 1	1488.71
	PARKETTE 2	570.93
	STORMWATER MANAGEMENT (SWM) POND	7767.80
	PARK	3638.96
	NEIGHBOURHOOD PARK	6553.85
	PARKETTE 3	550.50
	COMMON AREA PARKING 1	110.85
	COMMON AREA PARKING 2	112.23
	COMMON AREA PARKING 3	108.73
	COMMON AREA PARKING 4	188.92
	COMMON AREA PARKING 5	234.30
BLOCK 377	COMMON ELEMENTS TOTAL AREA(m ²)	38069.67

SITE DEVELOPMENT SUMMARY

SUBJECT LANDS AREA	= 83767.62 (+/-) (8.38ha)
TOTAL RESIDENTIAL AREA	= 45697.95 (+/-) (4.57)
LOTS (POTLS) 1 TO 376 PLAN 16M-XX	
TOTAL COMMON ELEMENTS AREA	= 38069.67 (+/-) (3.81ha)
BLOCK 377 PLAN 16M-XX	
COMMON ELEMENTS AREA INCLUDES:	
CONDOMINIUM ROAD, PARK & PARKETTE AREAS	
ADDITIONAL PARKING AREAS, AND STORMWATER MANAGEMENT (SWM) POND AREA	

LEGEND
 - - - - - SUBJECT LANDS BOUNDARY
 - - - - - PLAN OF SURVEY BY ZUBEK, EMO, PATTEN & THOMSEN LTD. O.L.S.
 - - - - - LOTS 1 - 376 PLAN 16M-XX - RESIDENTIAL ROWHOUSE LOTS (POTLS)
 - - - - - BLOCK 377 PLAN 16M-XX - COMMON ELEMENTS CONDOMINIUM BOUNDARY

PLAN REFERENCES:
 - PLAN OF SURVEY BY ZUBEK, EMO, PATTEN & THOMSEN LTD. O.L.S.
 - TOPOGRAPHIC SURVEY BY TATHAM ENGINEERING
 - NATURAL HERITAGE CONSTRAINTS STUDY BY BIRKS NATURAL HERITAGE CONSULTANTS INC.

ZUBEK, EMO, PATTEN & THOMSEN LTD.
 ONTARIO LAND SURVEYORS
 200 MOUNTAIN ROAD
 UNIT 4
 COLLINGWOOD, ONTARIO L9Y 4V5
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SCALE 1:750 (24" x 60" Page Format)
 0 10 20 40 60 80 Metres
 METRIC DISTANCES ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Revision#	Date D/M/Y	Description - Notes
1.	10/09/2024	INITIAL DRAFT - ISSUED FOR FIRST SUBMISSION

File/CAD: T&A_HindsBrook-CondominiumPlan.dwg
 Date(d/m/y): 10/09/2024 Drafted by: D.C. Checked by: P.T./R.A./C.T. **CP-1**