

**DRAFT PLAN OF PROPOSED DEVELOPMENT**  
 PART OF LOTS 33, 34, 35, 36 & 37, LAKE RANGE  
 TOWN OF SAUGUEN SHORES  
 (GEOGRAPHIC TOWNSHIP OF SAUGUEN)  
 COUNTY OF BRUCE

**OWNER'S CERTIFICATE**  
 I, THE REGISTERED OWNER OF THESE LANDS, HEREBY AUTHORIZE GM BLUEPLAN ENGINEERING LIMITED TO SUBMIT THIS DRAFT PLAN FOR APPROVAL.

SIGNED BY: BARRY'S CONSTRUCTION AND INSULATION LTD. DATE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED BY: HEWETT AND MILNE LTD. DATE: \_\_\_\_\_

**BENCHMARK 1 ELEV. - 197.49m**  
 SAUGUEN SHORES PUBLISHED MONUMENT #205, CUT CROSS LOCATED ON BACK OF SIDEWALK ON NORTH WESTERLY CORNER OF BRUCE STREET & SUNSET BOULEVARD.

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

NO.	DATE	REVISION DESCRIPTION	CHKD

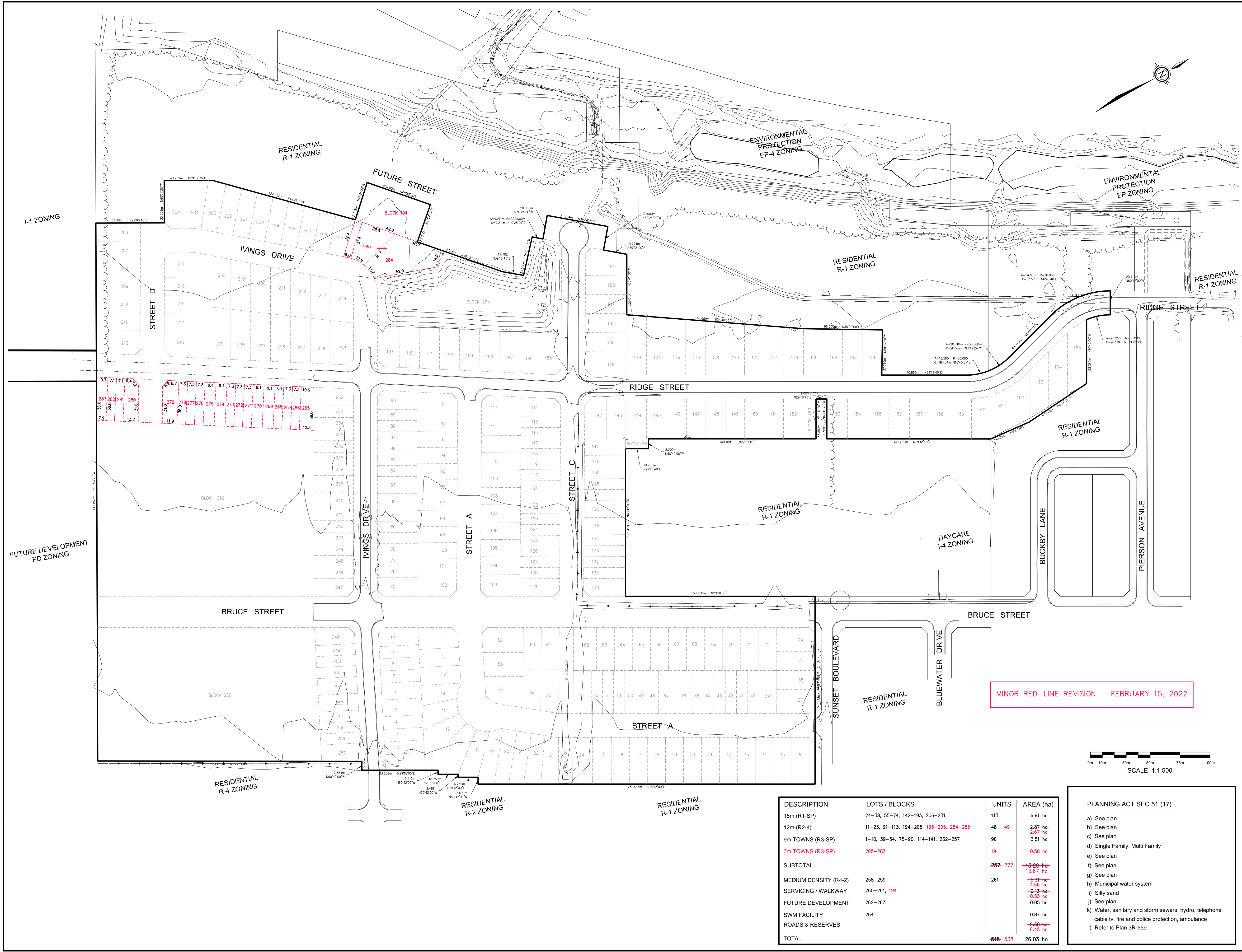


QUELPH | OWEN SOUND | LISTOWEL | HITCHENER | LONDON | HAMILTON | GTA  
 1260 - 2ND AVENUE EAST, UNIT 1, OWEN SOUND, ON N4K 2J3  
 TEL: 519-376-1800 www.gmblueplan.ca

**BLUEWATER ESTATES SUBDIVISION**  
 BARRY'S CONSTRUCTION AND INSULATION LTD.  
 TOWN OF SAUGUEN SHORES  
 (GEOGRAPHIC TOWNSHIP OF PORT ELGIN)

**REDLINE DRAFT PLAN**

DRAWN BY: E.J.T.	APPROVED BY: W.E.D.	PROJECT NO.: 217059	DRAWING NO.: DP-1
DESIGNED BY: E.J.T.	DATE: OCT 27, 2021	SCALE: 1:1,500	



MINOR RED-LINE REVISION - FEBRUARY 15, 2022

DESCRIPTION	LOTS / BLOCKS	UNITS	AREA (ha)
15m (R1-SP)	24-38, 55-74, 142-193, 206-231	113	6.91 ha
12m (R2-4)	11-23, 91-113, 494-205, 195-205, 284-285	48- 49	-2.87 ha 2.67 ha
9m TOWNS (R3-SP)	1-10, 39-54, 75-90, 114-141, 232-257	96	3.51 ha
7m TOWNS (R3-SP)	265-283	19	0.58 ha
<b>SUBTOTAL</b>		<b>257- 277</b>	<b>-13.29 ha 13.67 ha</b>
MEDIUM DENSITY (R4-2)	258-259	261	-5.31 ha 4.66 ha
SERVICING / WALKWAY	260-261, 194		-0.13 ha 0.33 ha
FUTURE DEVELOPMENT	262-263		0.05 ha
SWM FACILITY	264		0.87 ha
ROADS & RESERVES			-6.38 ha 6.43 ha
<b>TOTAL</b>		<b>518- 538</b>	<b>26.03 ha</b>

- PLANNING ACT SEC.51 (17)**
- a) See plan
  - b) See plan
  - c) See plan
  - d) Single Family, Multi Family
  - e) See plan
  - f) See plan
  - g) See plan
  - h) Municipal water system
  - i) Silt/sand
  - j) See plan
  - k) Water, sanitary and storm sewers, hydro, telephone cable tv, fire and police protection, ambulance
  - l) Refer to Plan 3R-559

FILE: C:\Users\jgibson\Documents\Projects\BluePlan\217059\217059.dwg  
 LAST SAVED BY: EJM  
 21/10/2021 2:42:00 PM  
 PLOTTED BY: EJM  
 21/10/2021 2:42:00 PM