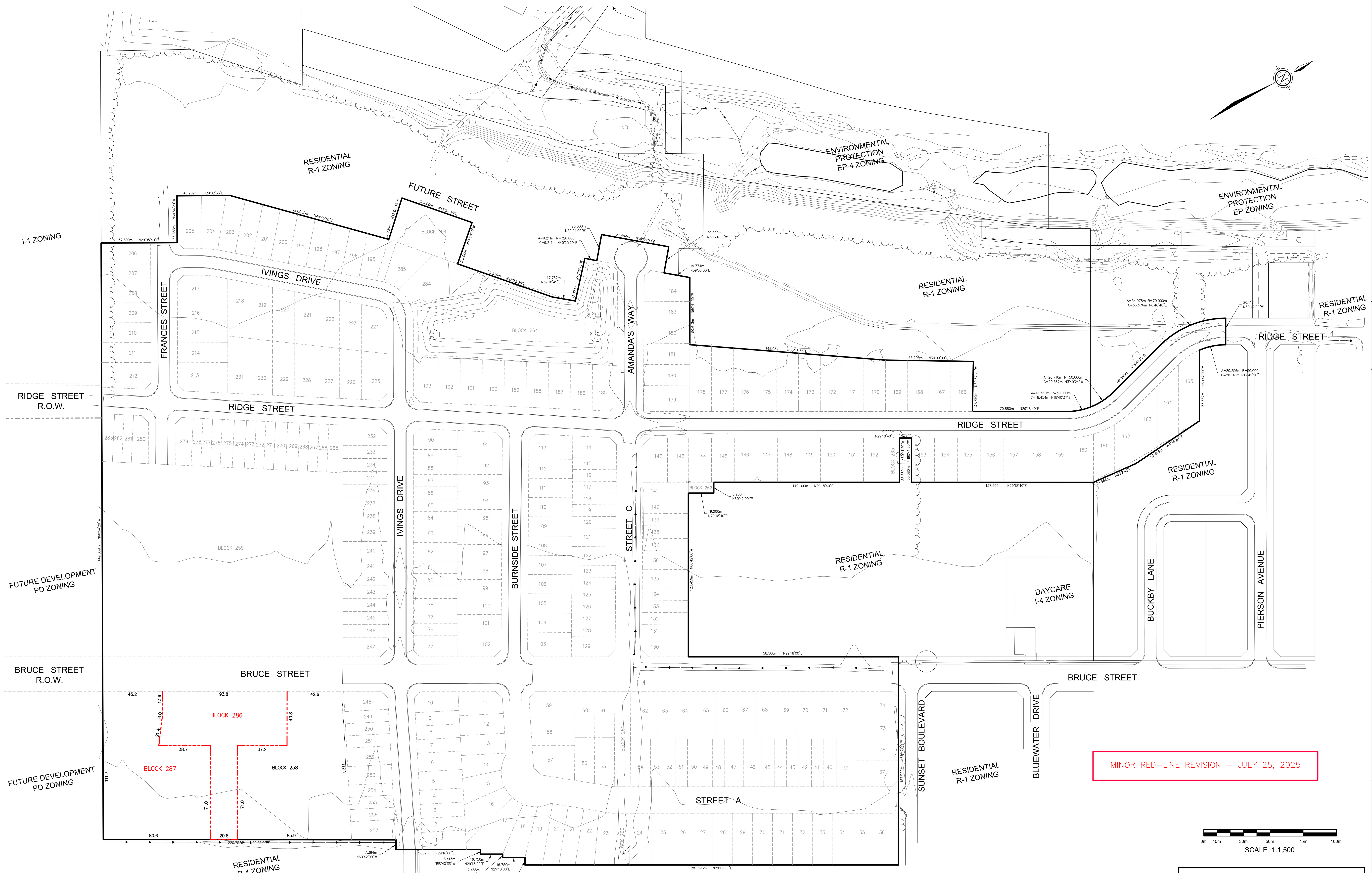

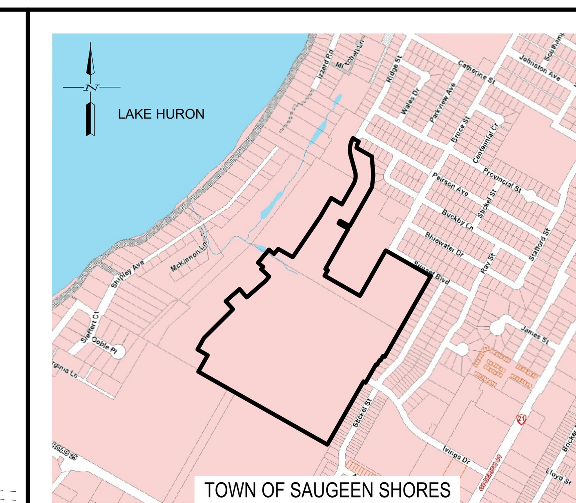

TOWN OF SAUGEEN SHORES
KEY PLAN
NOT TO SCALE

DRAFT PLAN OF PROPOSED DEVELOPMENT

PART OF LOTS 33, 34, 35, 36 & 37, LAKE RANGE
TOWN OF SAUGEEN SHORES
(GEOGRAPHIC TOWNSHIP OF SAUGEEN)
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: ____________________ DATE: ____________
BARRY'S CONSTRUCTION AND INSULATION LTD.

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: ____________________ DATE: ____________
HEWETT AND MILNE LTD.

BENCHMARK 1 ELEV. - 197.49m

SAUGEEN 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, WATERMAINS, 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.

NO.	DATE	REVISION DESCRIPTION	CH'KD

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, 195–205, 284–285	49	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
SUBTOTAL		277	13.67 ha
MEDIUM DENSITY (R4-2)	258–259, 286, 287	~~261~~ 400	4.66 ha
SERVICING / WALKWAY	260–261, 194		0.33 ha
FUTURE DEVELOPMENT	262–263		0.05 ha
SWM FACILITY	264		0.87 ha
ROADS & RESERVES			6.45 ha
TOTAL		~~538~~ 677	26.03 ha

DRAFT APPROVAL SIGNATURE BLOCK

APPROVED IN ACCORDANCE WITH SECTION 51(31) OF THE PLANNING ACT, RSO, 1990, CHAPTER P.13, AS AMENDED.

THIS ________ DAY OF __________________________ , 20 ____.

SECRETARY-TREASURER OF THE LAND DIVISION COMMITTEE
COUNTY OF BRUCE

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) Silty 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

GEI Consultants Canada

GEI CONSULTANTS CANADA LTD.
1260-2ND AVENUE EAST, UNIT 1
OWEN SOUND, ONTARIO N4K 2J3
519.376.1805

BLUEWATER ESTATES SUBDIVISION

BARRY'S CONSTRUCTION AND INSULATION LTD.

TOWN OF SAUGEEN SHORES
(GEOGRAPHIC TOWN OF PORT ELGIN)

REDLINE DRAFT PLAN

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.J.T. / L.V.T.	W.E.D.	2401235 (217059-3)	DP-1
DESIGNED BY :	DATE :	SCALE :	
E.J.T. / L.V.T.	OCT 27, 2021	1:1,500	