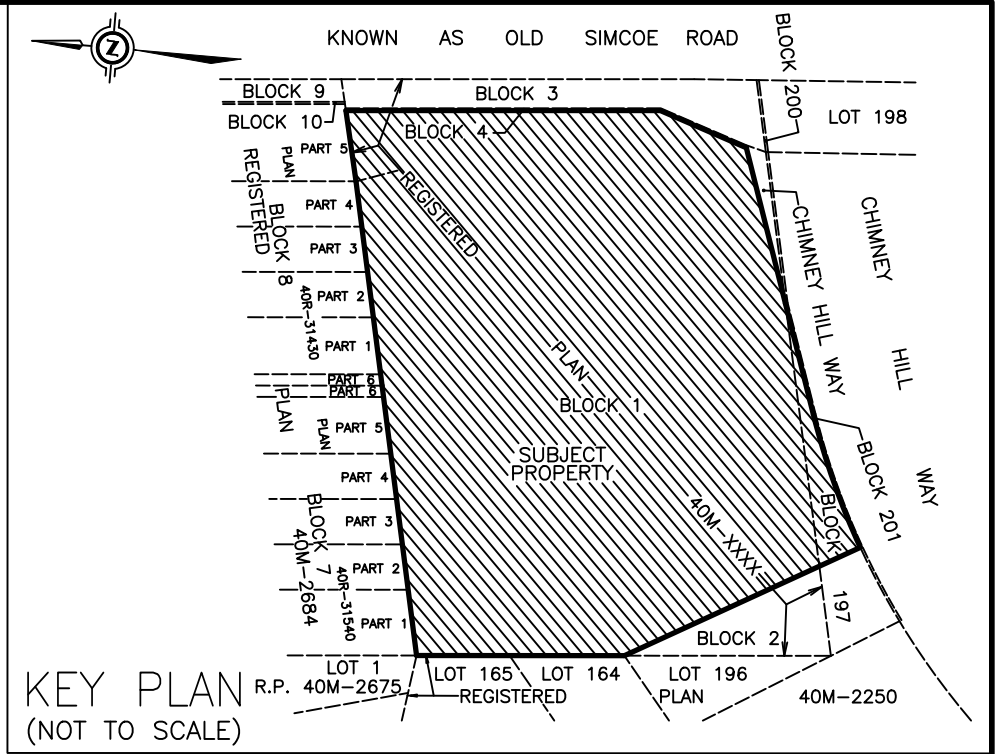
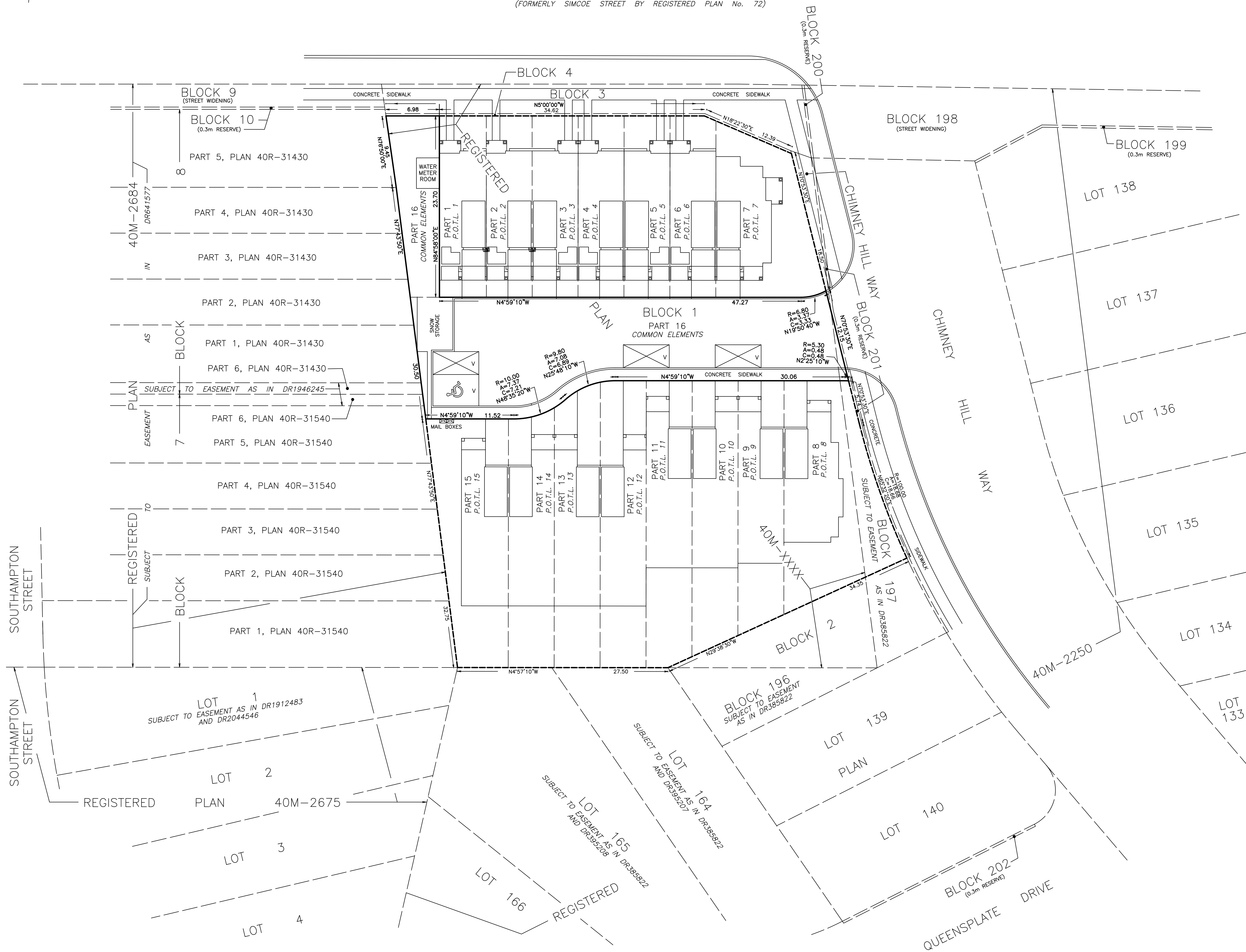


KNOWN AS OLD SIMCOE ROAD  
(BY NAMING BY-LAW AS IN INST. No. D286197)  
(FORMERLY SIMCOE STREET BY REGISTERED PLAN No. 72)



DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM  
PART OF BLOCK 1  
REGISTERED PLAN 40M-XXXX AND  
PART OF BLOCK 197  
REGISTERED PLAN 40M-2250  
TOWNSHIP OF SCUGOG  
REGIONAL MUNICIPALITY OF DURHAM  
SCALE 1 : 250  
J.D. BARNES LIMITED  
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**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.**  
FOR A,B,C,E,F,G, AND J SEE DRAFT PLAN AND KEY PLAN

- D PARTS 1 TO 15 (BOTH INCLUSIVE) ON PROPOSED REFERENCE PLAN WILL BE PARCELS OF TIED LAND WITH A COMMON INTEREST IN THE COMMON ELEMENTS CONDOMINIUM.
- H MUNICIPAL WATER IS AVAILABLE ON ADJACENT STREETS.
- I CLAY LOAM.
- K MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS.
- L ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

**SITE STATISTICS**  
SITE AREA: 0.38 ha.  
TOTAL NUMBER OF P.O.T.L.S: 15  
RESIDENT PARKING SPACES: 30  
VISITOR PARKING SPACES: 4 (INCLUDING 1 BARRIER FREE)  
FACILITIES AND SERVICES INCLUDED IN THE COMMON ELEMENTS:  
- ASPHALT LANEWAY  
- CONCRETE CURBS/SIDEWALKS  
- STREET LIGHTS  
- SANITARY/STORM SEWERS  
- WATERMAIN AND FACILITIES  
- LANDSCAPING  
- UTILITIES  
- MAILBOXES  
- SNOW REMOVAL  
- VISITOR PARKING  
- WATER METER BUILDING

**NOTES**  
BEARINGS ARE GRID AND ARE REFERRED TO UTM ZONE 17, NAD83 (CSRS) (2010.0).  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999897.

P.O.T.L. DENOTES PROPOSED PARCEL OF TIED LAND  
V DENOTES VISITOR PARKING SPACE  
A DENOTES BARRIER FREE PARKING SPACE

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

DATE \_\_\_\_\_ BRETT COONS  
ONTARIO LAND SURVEYOR

**OWNER'S CERTIFICATE**  
I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL.  
**268499 ONTARIO LIMITED**

DATE \_\_\_\_\_ A.S.O.  
"I HAVE AUTHORITY TO BIND THE CORPORATION"

**ZONING:**

**J.D. BARNES LIMITED**  
LAND INFORMATION SPECIALISTS  
110 SCOTIA COURT, UNIT 38, WHITBY, ON L1N 8Y7  
T: (905) 723-1212 F: (905) 723-4234 www.jdbarnes.com

DRAWN BY: N.M. CHECKED BY: B.C. REFERENCE NO.: 25-25-368-01  
DATED: 4/3/2025 PLOT DATE: 4/8/2025 12:01 PM