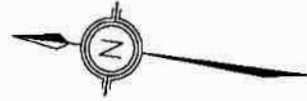
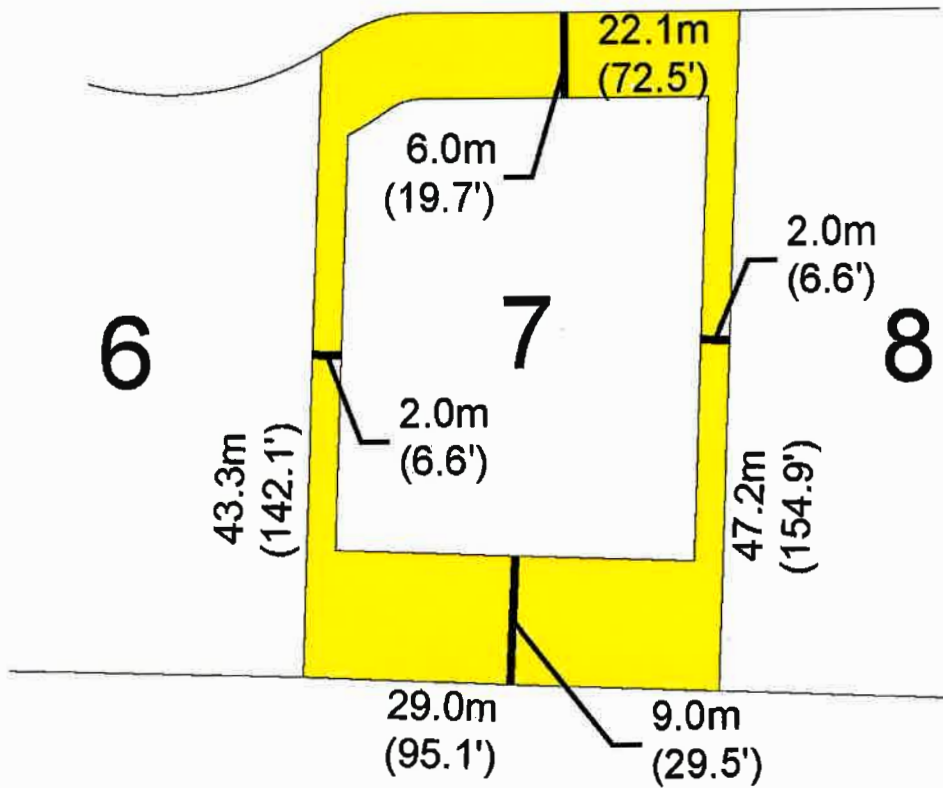


LOT 7 DEER LANE  
 \$359,000 plus HST



# DEER LANE



R3 - ZONING REQUIREMENTS	
MINIMUM FRONT YARD SETBACK	6.0m
MINIMUM SIDE YARD SETBACK	2.0m
MINIMUM EXTERIOR SIDE YARD SETBACK	6.0m
MINIMUM REAR YARD SETBACK	9.0m
MAXIMUM LOT COVERAGE	30%
MAXIMUM BUILDING HEIGHT	2.5 STY.

\*MIN FRONT YARD SETBACK 7.5m WHERE A DETACHED PRIVATE GARAGE IS PROVIDED.

LOT	AREA (SQ. METERS)	AREA (SQ. FEET)	PERCENTAGE OF TOTAL AREA
1	15.00	34.74	0.10
2	15.00	34.74	0.10
3	15.00	34.74	0.10
4	15.00	34.74	0.10
5	15.00	34.74	0.10
6	15.00	34.74	0.10
7	15.00	34.74	0.10
8	15.00	34.74	0.10
9	15.00	34.74	0.10
10	15.00	34.74	0.10
11	15.00	34.74	0.10
12	15.00	34.74	0.10
13	15.00	34.74	0.10
14	15.00	34.74	0.10
15	15.00	34.74	0.10
16	15.00	34.74	0.10
17	15.00	34.74	0.10
18	15.00	34.74	0.10
19	15.00	34.74	0.10
20	15.00	34.74	0.10
21	15.00	34.74	0.10
22	15.00	34.74	0.10
23	15.00	34.74	0.10
24	15.00	34.74	0.10
25	15.00	34.74	0.10
26	15.00	34.74	0.10
27	15.00	34.74	0.10
28	15.00	34.74	0.10
29	15.00	34.74	0.10
30	15.00	34.74	0.10
31	15.00	34.74	0.10
32	15.00	34.74	0.10
33	15.00	34.74	0.10
34	15.00	34.74	0.10
35	15.00	34.74	0.10
36	15.00	34.74	0.10
37	15.00	34.74	0.10
38	15.00	34.74	0.10
39	15.00	34.74	0.10
40	15.00	34.74	0.10
41	15.00	34.74	0.10
42	15.00	34.74	0.10
43	15.00	34.74	0.10
44	15.00	34.74	0.10
45	15.00	34.74	0.10
46	15.00	34.74	0.10
47	15.00	34.74	0.10
48	15.00	34.74	0.10
49	15.00	34.74	0.10
50	15.00	34.74	0.10

**PLAN 16M-62**

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF GREY IN L.S. AT 10:28 O'CLOCK ON THE 2<sup>ND</sup> DAY OF NOVEMBER, 2018 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTIES IDENTIFIED 37309-06 (L.T. 1) AND 37309-06 (L.T. 2) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. 67162-500

*Chris Thomsen*  
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPREHENDS ALL OF PARCELS 20111 AND 20112 OF PLAN 37309-06 (L.T. 1) AND ALL OF PARCELS 20113 TO 20116 OF PLAN 37309-06 (L.T. 2) AND ALL OF PARCELS 20117 TO 20121 OF PLAN 37309-06 (L.T. 2)

NOTE: PART OF LOTS 1, 6, 14 AND 15 ARE SUBJECT TO EASEMENT AS IN BY-LAW 6 L.S. 1 TO 10 BLOCKS 17 TO 23 AND DEER LANE ARE SUBJECT TO EASEMENT AS IN PART OF L.S. 26.

**PLAN OF SUBDIVISION OF PART OF LOT 26 CONCESSION 5 FORMERLY TOWNSHIP OF COLLINGWOOD COUNTY OF THE BLUE MOUNTAINS**

SCALE 1:1750

**NOTES:**

DISTANCES AND COORDINATES ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BOUNDARIES WITH EXISTING PLANS OBSERVED REFERENCE POINTS ARE SHOWN BY THE NETWORK OBSERVATIONAL DATA ZONE 17 AND 43 (NAD83/1983).

FOR BEARING COMPUTATIONS REFERENCE BY 2011000 COORDINATE SYSTEM WAS APPLIED TO THE BEARINGS ON PLAN 37309-06 (L.T. 1) AND 37309-06 (L.T. 2) AND THE PLAN WAS RECALCULATED TO BE IN THE NAD83/1983 SYSTEM. BEARINGS FROM THIS PLAN TO BE USED FOR OTHER PURPOSES SHOULD BE CONVERTED TO THE BEARING.

DISTANCES ON THIS PLAN AND HORIZONTAL DISTANCES CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 0.999943.

- DENOTES SET
- ◆ DENOTES FOUND
- 100 DENOTES STANDARD IRON BARR
- 100 DENOTES IRON BAR
- 100 DENOTES STONE STANDARD IRON BAR
- 100 DENOTES DUT CROSS
- 100 DENOTES CONCRETE PIN
- DENOTES BEARING
- DENOTES MEASURE
- DENOTES POINT OF CORRECTION
- DENOTES POINT OF ADVERSE CURVATURE
- DENOTES REDESIGNED PLAN
- DENOTES NORTH SOUTH EAST, WEST
- REFERS TO PLAN 16M-111
- REFERS TO PLAN 16M-1053

UNLESS OTHERWISE INDICATED ALL SET BARS ARE 100 UNLESS OTHERWISE INDICATED ALL SET BARS MARKED P.C. OR P.U.C. ARE 5 S.I.C.

UNLESS OTHERWISE NOTED ALL FOUND BARS ARE MARKED 7.300

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT:

1. LOTS 1 TO 15 BOTH INCLUDED AND BLOCKS 17 TO 23 BOTH INCLUDED AND THE STREET NAMED DEER LANE HAVE BEEN LAYED OUT IN ACCORDANCE WITH MY INSTRUMENTS.

2. THE STREET NAMED DEER LANE IS HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS AS PUBLIC HIGHWAY.

DATED THIS 3<sup>RD</sup> DAY OF MAY 2018

FR: HILDAUS LIMITED

*Hildaus Limited*  
SIGNED AND AUTHORIZED TO SIGN THIS CORPORATION

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE 29<sup>TH</sup> DAY OF JANUARY 2018

JANUARY 31, 2018

*P. A. THOMSEN*  
P. A. THOMSEN  
ONTARIO LAND SURVEYOR  
COLLINGWOOD

OBSERVED REFERENCE POINTS DATA ZONE 17, NAD83 (2011) 10970

COORDINATES TO BURNHAMPTON REF. STATION 10970 (L.S. 1)

POINT ID	NORTHING	EASTING
10970	4510247.1	5510247.1
10971	4510247.1	5510247.1

COMPUTED BEARING, DISTANCE AND CURVATURE DATA FROM THIS PLAN

THIS FINAL PLAN OF SUBDIVISION IS APPROVED BY THE COUNTY OF GREY UNDER SECTION 5(1) OF THE PLANNING ACT, CHAPTER P.13, R.S.O. 1990 AS AMENDED.

THIS 2<sup>ND</sup> DAY OF NOVEMBER 2018

*Chris Thomsen*  
REGISTERED PLANNING

**PATTEN & THOMSEN** ONTARIO LAND SURVEYORS  
200 MOUNTAIN ROAD UNIT 4 COLLINGWOOD, ONTARIO L9Y 4Y5  
PHONE: 709-445-4910  
FAX: 709-445-4910



Whereas, it is the intention of the developer, PB Management Group Inc (hereinafter referred to as PBM) to establish a community of homes consistent with the beauty and natural environment in which the development is set;

And whereas, in order to retain the inherent qualities of the development, it is in the interest of the developer and future land owners to have restrictions governing the location and nature of the structures, existing and finished grades, driveways, parking areas and entrance culverts on municipal roads, including but not limited to the appearance of the property in general;

And whereas, it is desirable, in the interest of both the Vendor and subsequent lot purchasers, to maintain property values and to minimize the likelihood of any material nuisance, the following restrictions are set forth to apply to the subject lands as hereinafter set out.

1. No building, as such is defined in the Ontario Building Code Act 1974, as amended, shall be erected or constructed on any lot in this Registered Plan until:
  - (A) the design, external materials, finishes and location thereof and a site plan showing all existing and finished grades, driveways, parking areas and entrance culverts on municipal roads, including construction details of the end protection of such culverts, have been approved by the grantor ( upon receipt of an application fee of (\$150) as being compatible with the natural topography, landscape and the preservation of the natural and built amenities of the development and the adjacent lands, and additionally as in compliance with the Zoning By-law applicable to the subject lot;
  - (B) all relevant conditions of the development agreement registered on title of the lot and required to be complied with prior to commencement of erection or construction have been complied with; and
  - (C) a permit has been issued by the Chief Building Official for The Town of The Blue Mountains to allow the erection or construction of the building including all relevant service systems appurtenant thereto.
2. Building and plot plans for the proposed dwelling to be erected or constructed on each lot shall be submitted to PBM for architectural review and written approval of exterior colour, material and design before construction commences and in order to ensure compatible development throughout the community,

the proposed building will conform to the following guidelines:

- (A) The design and size of the building envelope must provide for an appropriate site of the structure within the limitation of the lot and having regard to proximity of neighbours, natural features, appearance, lines of site, setbacks and landscaping.
  - (B) No house will have more than a two car garage facing the road allowance and the garage must be attached to the home unless otherwise approved.
  - (C) Any detached garage, if approved, shall be complementary to the main dwelling in terms of design, quality, materials and colours.
  - (D) The exterior cladding of the structure shall be of natural materials such as, wood siding, stone, logs, specialty brick, or a combination thereof. For example, all brick homes better suited to urban development will not be approved however; specialty brick integrated into a design consistent with the development objectives may be approved.
  - (E) Shingle, colour and style must be approved, and are to be of natural materials or of a design and colour consistent with a "natural" appearance.
  - (F) Architectural design of the home will be consistent with the objective of creating a community of homes compatible with the natural environment setting of the property.
3. Drawings in accordance with all applicable requirements of the subdivision agreement and providing sufficient information for review and approval, drawn to scale appropriate in the circumstances, shall be submitted to each authority from whom an approval is required in clause 1 and in all changes thereto that may be required in order to grant an approval, shall be made and incorporated into the working drawings from which the work shall then be constructed. One copy of the approval drawing shall be provided to each approving authority as a matter of record.
  4. The purchaser shall keep the lot in a clean, healthful and safe condition and maintained in accordance with municipal by-laws and in such a state that it will not be a nuisance to other property owners in the development.

The purchaser shall not allow front yard or any unsightly storage and will ensure that the grounds do not become overgrown with weeds.

5. The purchaser shall ensure that all construction debris and supplies are maintained in a manner that does not interfere with the quiet enjoyment of the other property owners. Any debris is to be contained so as not to leave the property in an unsightly or dangerous manner and is to be disposed of in a prompt and sanitary fashion.
6. All buildings, driveways, parking areas, lot grading, site development and entrance culverts shall be constructed and maintained exactly in accordance with all approvals required in relation thereto.
7. All electric, telephone and cable television wires on the lot originating from connections to Public property or utility easements shall be underground from such connections to the building or structure they serve.
8. The exterior of each building, including all finishing materials and finishes and site grading, shall be completed as approved within twelve (12) months of the date of the commencement of the construction of the building on the site.
9. No sign shall be displayed to public view except a sign of not more than 1.5 sq. meters identifying the premises or in relation to the construction thereof, or advertising the property for sale or rent or prohibiting trespass or dumping on the lands. This restriction shall not apply to signs erected by the grantor for the purposes of marketing the development.
10. No lot owner shall obstruct, cause, permit or maintain the obstruction of any drainage ditch, swale or culvert, whether on his own lands or on the public lands adjacent to the lot which he owns.
11. Landscaping will be in accordance with the site plan as approved, and shall not negatively impact the drainage plan of the development or the drainage of other lots in the development. It is expected that the landscaping will be of a quality that is in keeping with the high standards of construction within the development. A tree conservation and planting plan must be submitted for N.E.C. and Municipal approval.
12. Tree and grass or appropriate ground cover as required in the approved lot plan will be planted within 3 months of the start of suitable weather following occupancy, or 18 months from the commencement of the excavation, whichever comes first.
13. No fence, structure, outbuilding, satellite receiver, antenna or like obstruction will be permitted between the front building line and the street.
14. There will be no storage of recreational vehicles, boats, watercraft, snowmobiles, aircraft and trailers of any kind, such that they would be visible from the street.
15. Satellite dishes and equipment are not to be visible from the front yard of the property and should not exceed 36 inches in diameter. All utility meters and boxes shall be discreetly located on walls perpendicular to the street.
16. Air Conditioning condensing units shall not be located in the front yard of any dwelling. If such a unit is to be located on a flanking wall, it is to be screened with landscaping.
17. These restrictions may be enforced by PBM against the lot owner and all costs of such enforcement resulting from any action to enforce compliance shall be borne by the lot owner and in default of payment within 30 days of demand, may be registered as a lien on title against the owner's land and/or collected by legal proceedings against the said lot owner.
18. The authority and powers given to PBM in these restrictions and the right of enforcement there under may be assigned by PBM to a bona fide association of property owners representing all of the lot owners in The Residences of Peaks Bay Development and comprised of at least 40% of the subject lot owners. The restrictions herein shall be binding upon and enure to the benefit of said lands for a period of 10 years and shall be binding on the grantees, their heirs, executors, administrators, successors and assigns.
19. Provided always, that notwithstanding anything herein contained, the grantor shall have the right and power by instrument or instruments in writing from time to time, to waive, alter or modify any of the restrictions in their application to the lot or any particular part of the lot being burdened by these restrictions without notice to or without the consent of the owner of such lot by registering any instrument on title to the lot so waiving, altering or modifying any of the restrictions. No consent of the owner of the lot shall be required to allow the registration of any such instrument and the local Land Registrar shall be authorized to amend the registered title to the lot in accordance with any such instrument so registered.

LOT NO.	RADIUS (METRES)	ARC (METRES)	CHORD (METRES)	BEARING
1	15.00	20.87	15.23	N 27 15 53 E
2	15.00	20.17	14.68	N 74 21 16 W
3	15.00	16.83	15.96	N 38 10 55 E
4	15.00	5.32	5.29	N 60 29 07 E
5	10.00	2.51	2.51	N 49 08 03 E
6	20.00	33.62	29.82	N 9 37 30 E
7	20.00	1.35	1.35	N 40 29 10 W
8	10.00	9.09	8.78	N 19 24 40 E
9	70.00	30.00	29.76	N 73 08 05 E
10	20.00	7.02	6.98	N 87 49 58 E
11	20.00	5.14	5.13	N 65 46 46 W
12	15.00	11.10	10.85	N 23 08 09 E
13	70.00	10.30	10.28	N 56 38 28 E
14	15.00	10.96	10.72	N 14 57 07 W
15	20.00	10.11	10.00	N 87 37 46 W

Study Purposes Only

GEORGIAN

BAY

PLAN 16M-62

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF GREY (NO. 16) AT 10:35 O'CLOCK ON THE 8<sup>th</sup> DAY OF NOVEMBER 2018 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 37309-0617(LT) AND 37309-0618(LT) AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. 6162500

'Chris Novak'  
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 37309-0617(LT) AND ALL OF PIN 37309-0618(LT)	
LOTS 1 TO 11, BLOCKS 17, 18, 19, 22, 23 & DEER LANE	ALL OF PIN 37309-0617(LT)
LOTS 12, 13, 14, 15, 16, BLOCKS 20 & 21	ALL OF PIN 37309-0618(LT)

NOTE: PART OF LOTS 7, 8, 14 AND 15 ARE SUBJECT TO EASEMENT AS IN GY11408 LOTS 1 TO 16, BLOCKS 17 TO 23 AND DEER LANE ARE SUBJECT TO EASEMENT AS IN INST. GY12382.

PLAN OF SUBDIVISION OF  
PART OF LOT 26  
CONCESSION 5  
(FORMERLY TOWNSHIP OF COLLINGWOOD)  
TOWN OF THE BLUE MOUNTAINS  
COUNTY OF GREY

SCALE 1:750  
0 3 6 9 12 15 30 METRES

NOTES:  
DISTANCES AND COORDINATES ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD 83 (CSRS) (1997).  
FOR BEARING COMPARISONS, A ROTATION OF 0°29'00" COUNTER-CLOCKWISE WAS APPLIED TO THE BEARINGS ON PLAN EXP. PLAN H-36, EXP. PLAN H-37, EXP. PLAN H-41, EXP. PLAN H-42, EXP. PLAN H-43, EXP. PLAN H-43, 16R-9574, 16R-9532, 16R-9473, 16R-9472, 16R-9453, 16R-9447 AND 16R-9111 TO CONVERT TO UTM BEARINGS.  
DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999601.

- ⊕ DENOTES SET
- ⊙ DENOTES FOUND
- ⊙ S.I.B. DENOTES STANDARD IRON BAR
- ⊙ I.B. DENOTES IRON BAR
- ⊙ S.S.I.B. DENOTES SHORT STANDARD IRON BAR
- ⊙ C.C. DENOTES CUT CROSS
- ⊙ C.P. DENOTES CONCRETE PIN
- ⊙ W.T. DENOTES WITNESS
- meas. DENOTES MEASURE
- P.C. DENOTES POINT OF CURVATURE
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- R.P. DENOTES REGISTERED PLAN
- N, S, E, W DENOTES NORTH, SOUTH, EAST, WEST
- P1 REFERS TO PLAN 16R-9111
- P2 REFERS TO PLAN 16R-10553
- UNLESS OTHERWISE INDICATED ALL SET BARS ARE I.B.
- UNLESS OTHERWISE INDICATED ALL SET BARS MARKED P.C. OR P.R.C. ARE S.S.I.B.
- UNLESS OTHERWISE NOTED ALL FOUND BARS ARE MARKED ZUMO

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:  
1. LOTS 1 TO 16 (BOTH INCLUSIVE), AND BLOCKS 17 TO 23 (BOTH INCLUSIVE) AND THE STREET NAMED DEER LANE HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.  
2. THE STREET NAMED DEER LANE IS HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS AS PUBLIC HIGHWAY.

DATED THIS 31<sup>st</sup> DAY OF MAY 2018  
PB HOLDINGS LIMITED  
DOUGLAS ANDERSON  
I HAVE THE AUTHORITY TO BIND THIS CORPORATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 29TH DAY OF JANUARY 2018

JANUARY 31, 2018  
PAUL R. THOMSEN  
ONTARIO LAND SURVEYOR  
COLLINGWOOD

OBSERVED REFERENCE POINTS: UTM ZONE 17, NAD83 (CSRS) (1997) COORDINATES TO RURAL ACCURACY PER SEC. 14(2) OF O. REG. 216/10.		
POINT ID	NORTHING	EASTING
A	4931642.73	5493137.45
B	4931644.73	5493182.29

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN  
THIS FINAL PLAN OF SUBDIVISION IS APPROVED BY THE COUNTY OF GREY UNDER SECTION 51(5B) OF THE PLANNING ACT, CHAPTER P13, R.S.O. 1990 AS AMENDED.

THIS 2<sup>nd</sup> DAY OF November 2018.  
DIRECTOR OF PLANNING

ZUBEK, EMO  
**PATTEN & THOMSEN LIMITED**  
200 MOUNTAIN ROAD  
UNIT 4  
COLLINGWOOD, ONTARIO L9Y 4V5  
PHONE: (705) 445-4910  
JOB NO. 75-16-4 SURVEY FOR: PB HOLDINGS LIMITED

BLOCK 10

BLOCK 7

Green Space

Green Space

Green Space

Phase II

CONCESSION 5

DEER LANE

THE KING'S HIGHWAY No. 26  
(DESIGNATED AS CONTROLLED ACCESS HIGHWAY BY ORDER-IN-COUNCIL OC113/89, INSTRUMENT 273816 (P-1671-141))

(DEPOSITED PLAN 323)

REGISTERED  
BLOCK 10  
BLOCK 9  
BLOCK 8  
BLOCK 7  
BLOCK 6  
BLOCK 5  
BLOCK 4  
BLOCK 3  
BLOCK 2  
BLOCK 1

WARDS ROAD  
ORIGINAL ROAD ALIGNED  
BETWEEN CONCESSIONS 4 AND 5

REGISTERED  
BLOCK 10  
BLOCK 9  
BLOCK 8  
BLOCK 7  
BLOCK 6  
BLOCK 5  
BLOCK 4  
BLOCK 3  
BLOCK 2  
BLOCK 1