



COLLABORATIVE REAL ESTATE

KAREN E. WILLISON, RLP LOCATIONS NORTH BROKERAGE



Listing Information Package

124 Tyrol Avenue, The Blue Mountains



KAREN E. WILLISON Sales Representative
705-888-0075 | kwillison@royalpage.ca



LOCATIONS NORTH





[CollaborativeRealEstate.ca](https://www.collaborativerealestate.ca)



1505 sq. ft.



4 Bed + Bunkie



2 Bath



KAREN E. WILLISON
 WORKING TOGETHER & HELPING YOU IS WHAT WE DO
 kwillison@royallepage.ca
 Cell: (705) 888-0075
 www.CollaborativeRealEstate.ca

124 TYROL Avenue, The Blue Mountains, Ontario N0H 2E0

Client Full
Active / Residential

124 TYROL Av The Blue Mountains

MLS® #: 40287517
 Price: **\$1,095,000**



Grey/Blue Mountains/Blue Mountains

2 Storey/House

	Beds	Baths	Kitch
Main	2	1	1
Second	2	1	1

Beds: **4 (4 + 0)**
 Baths: **2 (2 + 0)**
 SF Fin Total: **1,505/Other**
 SF Fin Range: **1501 to 2000**
 AG Fin SF: **1,504.70/Other**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$2,546/2022**

Remarks/Directions

Public Rmks: **Looking for an investment rental property? This one-of-a-kind home at the top of Blue Mountain is divided into two immaculate and charming two-bedroom units with separate private outdoor space for each. Scandia-design inspired with white washed walls, ceilings and floors, it is simplicity defined. The upper unit is like a tree house with newer windows all around and a simple country kitchen. So airy and fresh. The second floor deck leads to a bunky style bedroom in the sky, with windows all around and skylights above. A full kitchen and delightful large bathroom/laundry room make it functional space and a wood stove makes it even more welcoming. The lower level has a separate deck and also two bedrooms plus kitchen and laundry facilities. A picture perfect outdoor shower can be accessed by either suite. Perfect for ski season as Blue Mountain slopes and cross-country trails are a block away. And in the summer, there is easy access to loads of hiking trails and amazing cycling opportunities. Take a gondola ride down the mountain and you are in Blue Mountain Village with all the shops and restaurants you or your guests could desire.**

Directions: **From Collingwood take Mountain Road (Grey 19) to Scenic Caves Road (Grey Road 119) to Swiss Meadows Blvd, left on Tyrol Avenue to sign on left.**

Cross St: **Swiss Meadows Boulevard**

Common Elements

Locker:

Balcony:

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse	1			Yes

Exterior

Exterior Feat: **Balcony, Deck(s), Porch, Privacy, Recreational Area**
 Construct. Material: **Board & Batten**
 Shingles Replaced: **2013** Foundation: **Slab** Roof: **Metal**
 Year/Desc/Source: **1970/Estimate/Estimated** Prop Attached: **Detached**
 Property Access: **Municipal Road** Apx Age: **51-99 Years**
 Other Structures: **Other** Rd Acc Fee:
 Pool Features: **None** Winterized:
 Garage & Parking: **Private Drive Single Wide//Gravel Driveway**
 Parking Spaces: **6** Driveway Spaces: **6.0** Garage Spaces:
 Services: **Cable TV Available, Cell Service, Electricity, Garbage/Sanitary Collection, High Speed Internet Avail, Recycling Pickup, Telephone Available**
 Water Source: **Municipal-Metered** Water Tmnt:
 Lot Size Area/Units: / Acres Range: **< 0.5**
 Lot Front (Ft): **80.00** Lot Depth (Ft): **200.00** Lot Shape: **Rectangular**
 Location: **Rural** Lot Irregularities: **Lot Line Adjustment Pending with the Town** Land Lse Fee:
 Area Influences: **Beach, Golf, Hospital, Library, Marina, Open Spaces, Place of Worship, Skiing, Trails**
 View: **Trees/Woods** Retire Com:
 Topography: **Flat, Wooded/Treed** Fronting On: **South**
 Restrictions: Exposure: **North**
 School District: **Bluewater District School Board, Bruce-Grey Catholic District School Board**
 High School: **Georgian Bay Community, St Mary's High, Pretty River Academy**
 Elementary School: **Beaver Valley Community, St. Basil's Catholic, Notre Dame Catholic, Pretty River Academy**

Interior

Interior Feat: **Accessory Apartment, Water Heater**
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector(s)**

Basement: **None** Basement Fin:
 Laundry Feat: **Main Level, Upper Level**
 Cooling: **None**
 Heating: **Baseboard, Electric, Woodstove**
 Fireplace: **1/Wood Stove** FP Stove Op:
 Under Contract: **Hot Water Heater** Contract Cost/Mo: **53.20**
 Inclusions: **Carbon Monoxide Detector, Dryer, Refrigerator, Smoke Detector, Stove, Washer, Window Coverings**
 Add Inclusions: **All beds EXCEPT Double Bed in Bunkie and Double Bed in the Upstairs Indoor Bedroom**
 Exclusions: **Hot Water Tank (rental), All Mirrors, Lamps, Iron Table & Chair in Upper Level Living Room, Coffee Table with Wheels in Upper Level, TV/mounting hardware on Main Level, TV in Upper Level, Double Bed in Bunkie, Double Bed in Upstairs Indoor Bedroom**

Property Information

Common Elem Fee: **No** Local Improvements Fee:
 Legal Desc: **LT 38 PL 807 COLLINGWOOD; THE BLUE MOUNTAINS**
 Zoning: **R1-1** Survey: **Available/ 1964**
 Assess Val/Year: **\$258,000/2022** Hold Over Days: **120**
 PIN: **373100246** Occupant Type: **Owner**
 ROLL: **424200000507200**
 Possession/Date: **Flexible/** Deposit: **5% Minimum**

Brokerage Information

List Date: **06/29/2022**
 List Brokerage: [Royal LePage Locations North \(Collingwood Unit B\) Brokerage](#) 
 Source Board: **The Lakelands**

Prepared By: Karen Willison, Salesperson
POWERED by itsorealestate.com. All rights reserved.

Date Prepared: 07/21/2022

***Information deemed reliable but not guaranteed.* CoreLogic Matrix**

MLS® #: 40287517

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Dimensions (Metric)</u>	<u>Room Features</u>
Kitchen	Main	7' 1" X 10' 3"	2.16 X 3.12	Hardwood floor, Open Concept
Dining Room	Main	7' 7" X 10' 3"	2.31 X 3.12	Hardwood floor, Open Concept, Sliding doors, Walkout to Balcony/Deck
Living Room	Main	17' 8" X 7' 4"	5.38 X 2.24	Hardwood floor, Open Concept
Bedroom	Main	7' 6" X 11' 3"	2.29 X 3.43	Hardwood floor
Bedroom	Main	11' 2" X 11' 0"	3.40 X 3.35	Hardwood floor
Bathroom	Main	7' 9" X 10' 9"	2.36 X 3.28	3-Piece, Hardwood floor, Laundry, Walkout to Balcony/Deck
Kitchen	Second	7' 9" X 10' 3"	2.36 X 3.12	Beamed ceiling, Double sink, Hardwood floor, Open Concept, Sliding doors, Walkout to Balcony/Deck
Living Room	Second	15' 5" X 20' 4"	4.70 X 6.20	Beamed ceiling, Fireplace, Hardwood floor, Open Concept
Bedroom	Second	11' 3" X 8' 10"	3.43 X 2.69	Beamed ceiling, Hardwood floor
Bedroom	Second	8' 2" X 10' 4"	2.49 X 3.15	Balcony/Deck, Hardwood floor, Separate Room, Skylight, Vaulted Ceiling, Walkout to Balcony/Deck
<u>Desc:</u> Bunkie Style. Access Off Deck.				
Bathroom	Second	7' 4" X 14' 9"	2.24 X 4.50	3-Piece, Hardwood floor, Laundry, Linen closet, Sliding doors, Walkout to Balcony/Deck

Protected by copyright. All use of MLS® System data is at your own risk. Information is deemed reliable but Information Technology Systems Ontario makes no warranties or representations regarding the MLS® System data.



Expense/Utility/House Details

Property Address: 124 Tyrol Avenue, The Blue Mountains

House Details

Item	Year	Notes
Year Home was Built	1970	Estimate
Windows	2010	All (except 3) replaced with Ostaco Windows
Roof	2013	Metal

Fees and Utility Costs

Utility	Yearly Cost	Provider
Current Property Taxes	\$2,545.76	The Town of Blue Mountains
Insurance Premium	\$900.00	CMR Insurance Brokers
Hydro	\$2,400.00	Hydro One
Water	\$395.00	The Town of Blue Mountains
Hot Water Tank Rental	\$638.40	Reliance Home Comfort
Septic		District Septic (serviced in 2021)
Phone/Internet/Satellite TV	\$1,548.00	Bell Canada
Lawn/Garden Maintenance		Self
Snow Removal	\$450.00	

Rental Equipment

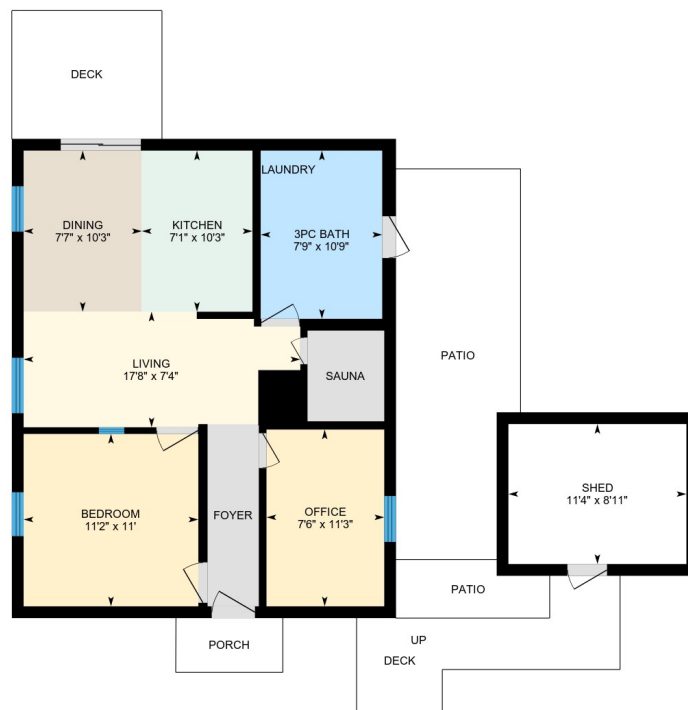
Item	Provider	Contact/Notes
Hot Water Heater	Reliance Home Comfort	

Appliances

Appliance	Make/Model	Year/Notes
Refrigerator (Upper)	Amana / ART316TFDW01	2019
Stove/Oven (Upper)	GE / JCBP68DP1WW	2009
Washer (Upper)	Amana	2009
Dryer (Upper)	Amana / YNED7200TW	2009
Refrigerator (Main)	Amana	2010
Stove/Oven (Main)	Amana	2009
Washer (Main)	Amana	2010
Dryer (Main)	Gorenje	2019

124 Tyrol Ave, Ravenna, ON

Main Floor Exterior Area 748.03 sq ft
Interior Area 667.52 sq ft
Excluded Area 134.14 sq ft



0 4 8 ft

PREPARED: 2022/06/29



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

124 Tyrol Ave, Ravenna, ON

2nd Floor Exterior Area 756.67 sq ft
Interior Area 675.70 sq ft
Excluded Area 131.56 sq ft



0 3 6
ft

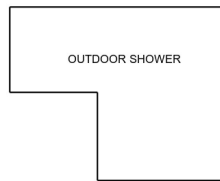
PREPARED: 2022/06/29



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

124 Tyrol Ave, Ravenna, ON

Outdoor Shower



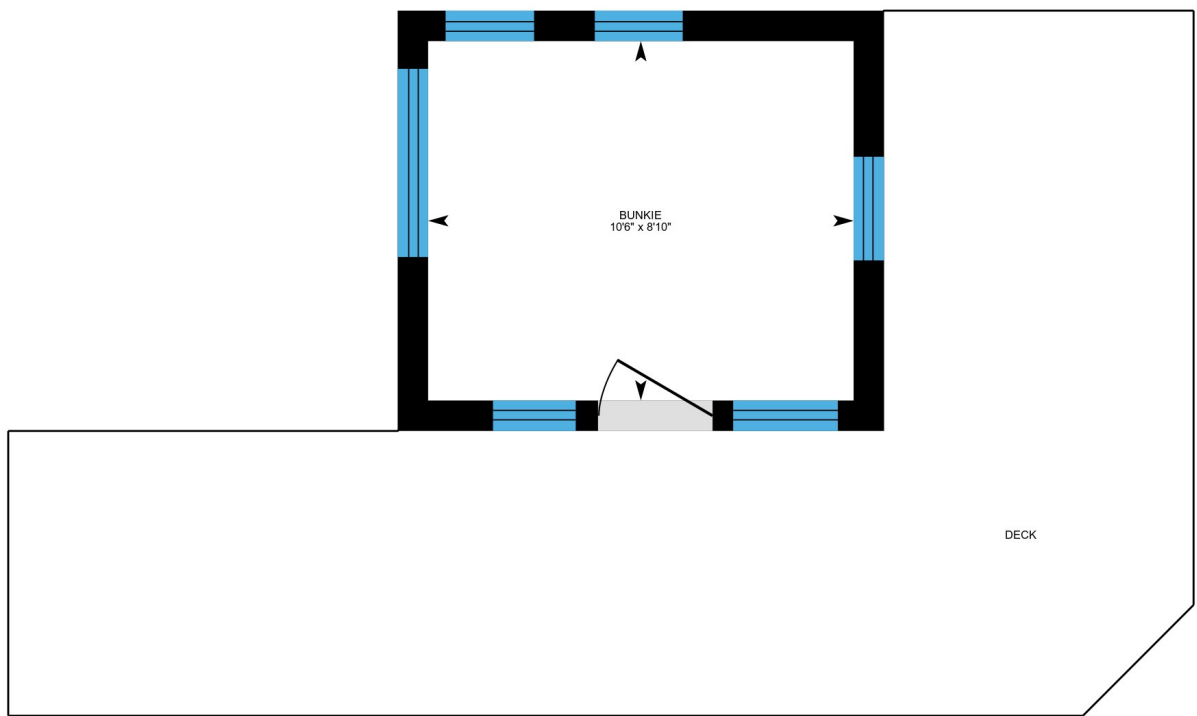
PREPARED: 2022/06/29



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

124 Tyrol Ave, Ravenna, ON

Bunkie Excluded Area 92.90 sq ft



PREPARED: 2022/06/29



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

STATEMENT OF ACCOUNT

Town of The Blue Mountains
 32 Mill St., P.O. Box 310
 Thornbury, County of Grey, Ontario
 N0H 2P0

Date issued: June 28, 2022

Issued To: [REDACTED]
 124 TYROL AVE, RR#2
 RAVENNA, ON
 N0H 2E0

20859
5296

Roll #: 000-005-07200-0000

Owners: [REDACTED]

Property Address: 124 TYROL AVENUE

Legal Description: 38 807
 PLAN 807 LOT 38

District(s):

Frontage: Lot 20000 Square Feet, Front 100 Feet

Zone: R3

~~20859~~
 2106
5296

LOCAL IMPROVEMENTS

Bylaw#	Description	From	Year	Levy Amount	Prepaid
SWISMEA	Swiss Meadows Capital Water 22	2008	2022	\$1,289.25	X

PROPERTY ASSESSMENT

Taxation Year: 2022

Assessment Code	Description	Amount
RTEP	Residential - English Public	\$258,000.00
Total Assessment:		\$258,000.00

ACCOUNT BALANCE

Year	Tax Amount	Interest/Penalty	Total Balance
2022	(\$1,403.61)	\$0.00	(\$1,403.61)
2021	\$0.00	\$0.00	\$0.00
2020	\$0.00	\$0.00	\$0.00
2019	\$0.00	\$0.00	\$0.00
2018 and prior	\$0.00	\$0.00	\$0.00

TRANSACTION SUMMARY

Year	Tax Levy	Supplemental Taxation	Penalty	Adjustment	Payment	Installments Not Yet Due	Balance
2022	\$1,142.15	\$0.00	\$0.00	\$0.00	(\$2,545.76)	\$0.00	(\$1,403.61)
2021	\$2,284.31	\$0.00	\$0.00	\$0.00	(\$2,284.31)	\$0.00	\$0.00
2020	\$2,254.67	\$0.00	\$0.00	\$0.00	(\$2,254.67)	\$0.00	\$0.00
2019	\$2,265.26	\$0.00	\$0.00	\$0.00	(\$2,265.26)	\$0.00	\$0.00
2018 and prior	\$40,536.84	\$0.00	\$1,947.18	\$1,431.49	(\$43,915.51)	\$0.00	\$0.00
							(\$1,403.61)

TRANSACTIONS

March 25, 2022 - June 28, 2022

PLAN 3 SUBDIVISION
of PART of LOT 17 & 18, CONCESSION III
TOWNSHIP of COLLINGWOOD, COUNTY of GREY

SCALE 1"=60 FEET

"SWISS MEADOWS"

SURVEYOR'S CERTIFICATE

I, G. J. ZUBEK, AN ONTARIO LAND SURVEYOR, CERTIFY THAT

- (A) I WAS PRESENT AT AND DID PERSONALLY SUPERINTEND THE SURVEY REPRESENTED BY THIS PLAN;
- (B) THIS PLAN ACCURATELY SHOWS THE MANNER IN WHICH THE LANDS (SHOWN IN RED) HAVE BEEN SURVEYED AND S. DIVIDED BY ME;
- (C) EVERY ANGLE OF THE EXTERIOR BOUNDARY OF THE PLAN IS DEFINED IN THE SURVEY THEREOF BY A MONUMENT AND A MONUMENT IS PLACED AT ONE ANGLE OF EACH STREET INTERSECTION SHOWN ON THE PLAN;
- (D) I HAVE INDICATED ON THE PLAN THE POSITION AND FORM OF EACH OF THE MONUMENTS;
- (E) THE MONUMENTS CONFORM IN ALL RESPECTS TO THE REQUIREMENTS OF SECTION 55 OF THE SURVEY ACT; AND RECOLATIONS THEREUNDER;
- (F) THE SURVEY WAS MADE BETWEEN THE 12TH DAY OF APRIL, 1964, AND THE 12TH DAY OF APRIL, 1964;
- (G) THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH ALL THE PROVISIONS OF THE SURVEY ACT AND THE REGISTRY ACT RELATED THERE TO.

DATED AT COLLINGWOOD THE 19TH DAY OF APRIL, 1964.

ZUBEK AND EMO

PER *George J. Zubeck*
GEORGE J. ZUBEK
ONTARIO LAND SURVEYOR

ZUBEK & EMO

ONTARIO LAND SURVEYORS
COLLINGWOOD, ONTARIO
MARCH, 1964
JOB NO. 62-328-B

FIELD NOTES

I HEREBY CERTIFY, THAT THIS PLAN REPRESENTS A TRUE COPY OF THE FIELD NOTES TAKEN IN CONNECTION WITH THE SURVEY THEREOF.

DATED AT COLLINGWOOD THE 19TH DAY OF APRIL, 1964.

ZUBEK AND EMO

PER *George J. Zubeck*
GEORGE J. ZUBEK
ONTARIO LAND SURVEYOR

DUPLICATE CERTIFICATE

I HEREBY CERTIFY, THAT THIS PLAN IS A DUPLICATE COPY OF A PLAN (BEING A SUBDIVISION OF PART OF LOTS 17 & 18 CONCESSION III, TOWNSHIP OF COLLINGWOOD) PREPARED BY ME

FOR B. LOFT INVESTMENT LTD. AND OTHERS (SEE SHEET #2)

AT COLLINGWOOD THIS 19TH DAY OF APRIL, 1964.

ZUBEK AND EMO

PER *George J. Zubeck*
GEORGE J. ZUBEK
ONTARIO LAND SURVEYOR

BEARINGS HEREON ARE REFERRED TO THE BEARING OF THE ALLOWANCE FOR ROAD BETWEEN LOTS 18 AND 19, CONCESSION III, OF THE TOWNSHIP OF COLLINGWOOD, ASSUMED TO BE N 74° 15' 00" E.

- ⊕ DENOTES 1" x 1/2" x 4" IRON BAR
- ⊙ DENOTES 1" x 1/2" x 2" IRON BAR
- ⊔ DENOTES 1/2" x 1/2" x 2" IRON BAR

REGISTRAR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN ENTERED AND REGISTERED IN THE REGISTRY OFFICE FOR THE REGISTRY DIVISION OF THE NORTH RIDING OF THE COUNTY OF GREY AT ... O'CLOCK M. OF THE ... DAY OF ... 1964 AS PLAN NO. ...

REGISTRAR

I HEREBY CERTIFY THAT THIS IS SHEET NO. 1 OF REGISTERED PLAN NO. ... SHEET NO. 1 OF 2 SHEETS.

REGISTRAR

DESCRIPTION

ALL AND SINGULAR THAT CERTAIN PARCEL OR TRACT OF LAND AND PREMISES SITUATE LYING AND BEING IN THE TOWNSHIP OF COLLINGWOOD IN THE COUNTY OF GREY IN THE PROVINCE OF ONTARIO AND BEING COMPOSED OF PART OF LOTS 17 & 18 CONCESSION III, IN THE SAID TOWNSHIP AND THE LIMITS OF WHICH PARCEL MAY BE MORE PARTICULARLY DESCRIBED AS FOLLOWS: PREMISING THAT THE ALLOWANCE FOR ROAD BETWEEN LOTS 17 & 18, CONCESSION III OF THE SAID TOWNSHIP HAS A BEARING OF N 74° 15' 00" E. AND RELATING ALL BEARINGS HEREON THERE TO:

COMMENCING AT AN IRON SURVEY BAR, AT THE NORTH WESTERLY ANGLE OF SAID LOT 19;

THENCE SOUTH 08° 33' 50" EAST, ALONG THE WESTERLY LIMIT OF THE SAID LOT A DISTANCE OF 1975.95 FEET TO AN IRON BAR MARKING THE SOUTH WESTERLY ANGLE OF THE SAID LOT 8;

THENCE S 09° 5' 30" E, ALONG THE WESTERLY LIMIT OF LOT 17, A DISTANCE OF 621.73 FEET TO AN IRON BAR;

THENCE N 64° 47' 00" E, A DISTANCE OF 430.21 FEET, TO AN IRON BAR;

THENCE N 09° 15' 30" W, A DISTANCE OF 491.11 FEET, TO AN IRON BAR;

THENCE N 03° 30' 35" E, A DISTANCE OF 282.39 FEET, TO AN IRON BAR;

THENCE N 77° 15' 00" E, A DISTANCE OF 1522.50 FEET, TO AN IRON BAR;

THENCE N 09° 38' 00" W, A DISTANCE OF 265.1 FEET, TO AN IRON BAR;

THENCE N 3° 22' 00" E, A DISTANCE OF 2000 FEET, MORE OR LESS TO AN IRON BAR PLANTED ON THE LINE BETWEEN THE EAST AND WEST HALVES OF THE SAID LOT 18;

THENCE N 08° 30' 00" W, ALONG THE LINE BETWEEN THE EAST AND WEST HALVES OF THE SAID LOT 18, A DISTANCE OF 200.00 FEET, TO AN IRON BAR;

THENCE N 72° 35' 00" E, A DISTANCE OF 282.87 FEET, TO AN IRON BAR;

THENCE CONTINUING N 72° 35' 00" E, A DISTANCE OF 27.13 FEET, MORE OR LESS TO THE BROW OF THE HILL;

THENCE IN A GENERAL NORTH-WESTERLY DIRECTION, FOLLOWING THE BROW OF THE HILL, A DISTANCE OF 1483 FEET MORE OR LESS TO ITS INTERSECTION WITH THE NORTHERLY LIMIT OF THE SAID LOT 18;

THENCE S 74° 15' 00" W, ALONG THE SAID NORTHERLY LIMIT OF LOT 18, A DISTANCE OF 1899.54 FEET, MORE OR LESS TO THE SAID POINT OF COMMENCEMENT.

SAVING AND EXCEPTING A CERTAIN PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE LINE BETWEEN THE EAST AND WEST HALVES OF THE SAID LOT 19, DISTANT 921.75 FEET (MEAS. ALONG, ON A COURSE OF N 09° 38' 00" W, FROM THE SOUTH-EASTERLY ANGLE OF THE WEST HALF OF THE SAID LOT 18);

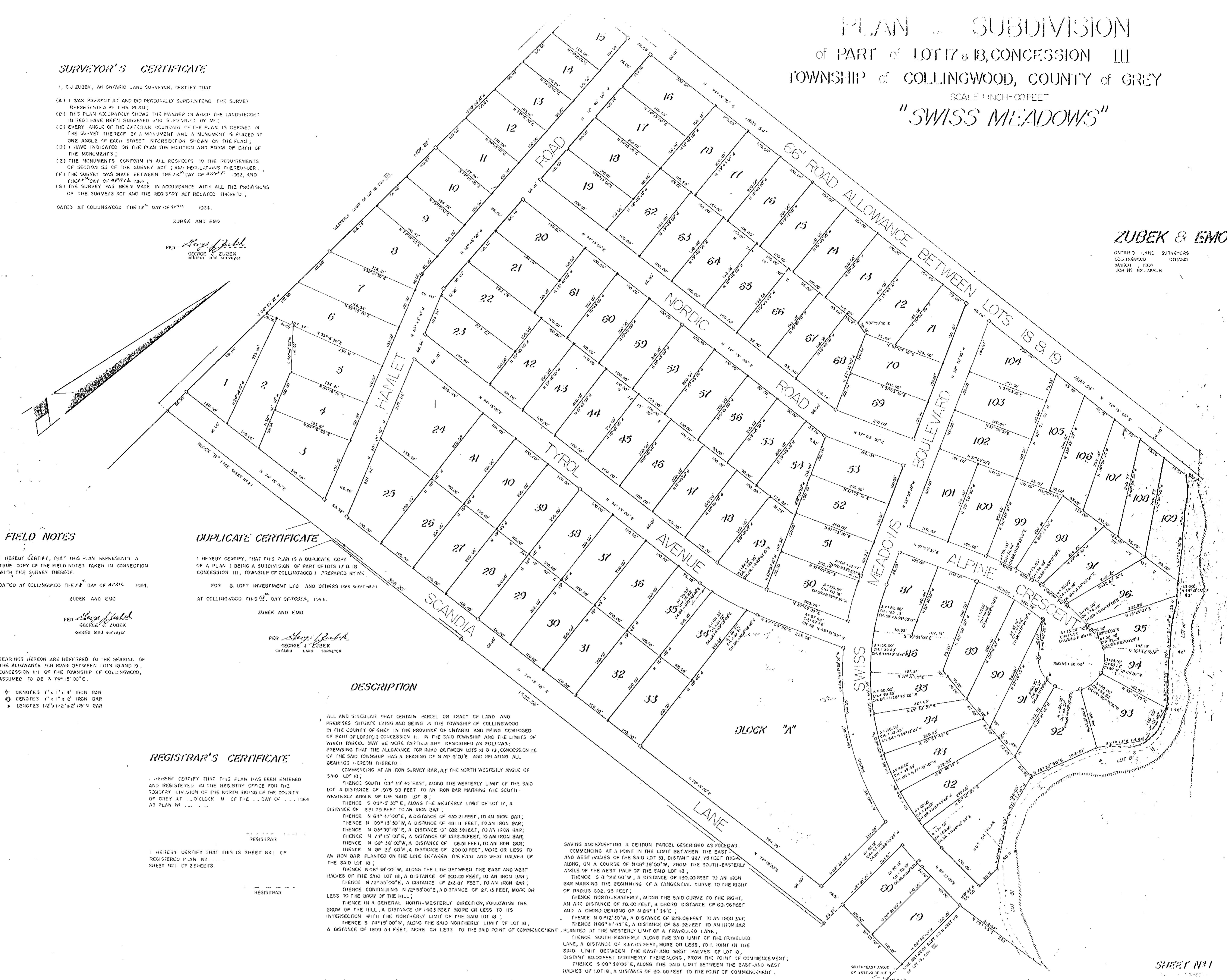
THENCE S 81° 22' 00" W, A DISTANCE OF 150.00 FEET TO AN IRON BAR MARKING THE BEGINNING OF A TANGENTIAL CURVE TO THE RIGHT OF RADIUS 602.75 FEET;

THENCE NORTH-EASTERLY, ALONG THE SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 70.00 FEET, A CHORD DISTANCE OF 80.00 FEET AND A CHORD BEARING OF N 84° 11' 34" E;

THENCE N 01° 12' 30" W, A DISTANCE OF 279.06 FEET TO AN IRON BAR, THENCE N 88° 11' 15" E, A DISTANCE OF 85.32 FEET TO AN IRON BAR PLANTED AT THE WESTERLY LIMIT OF A TRAVELLED LANE;

THENCE SOUTH-EASTERLY ALONG THE SAID LIMIT OF THE TRAVELLED LANE, A DISTANCE OF 237.05 FEET, MORE OR LESS, TO A POINT IN THE SAID LIMIT BETWEEN THE EAST AND WEST HALVES OF LOT 18, DISTANT 80.00 FEET NORTHERLY THEREALONG, FROM THE POINT OF COMMENCEMENT;

THENCE S 09° 38' 00" E, ALONG THE SAID LIMIT BETWEEN THE EAST AND WEST HALVES OF LOT 18, A DISTANCE OF 80.00 FEET TO THE POINT OF COMMENCEMENT.





Committee of Adjustment Notice of Public Hearing

Consent Application B09-2022

Date of this Notice: June 28, 2022

Hearing Date: July 20, 2022 – 1:00 p.m.
Location: Town Hall/VIRTUAL (via Microsoft Teams)
Owner: [REDACTED]
Applicant/Agent: N/A

What is Being Proposed?

The purpose of this application is to consider a request for consent for a lot addition.

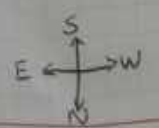
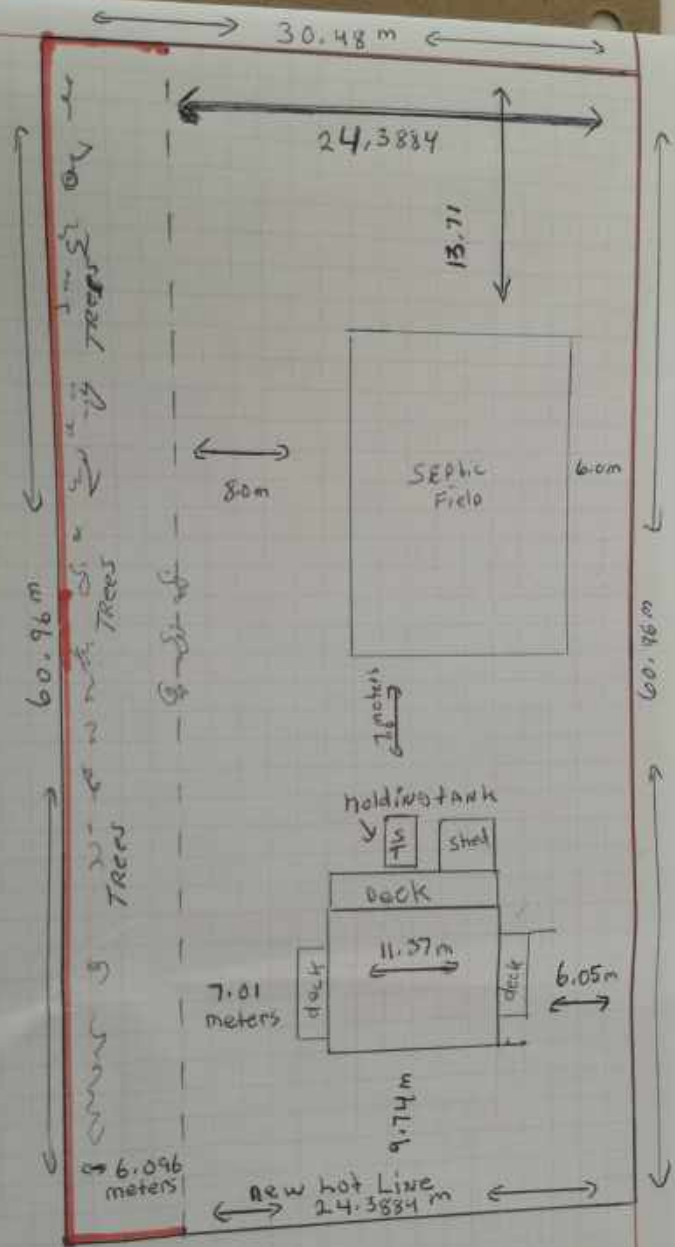
The effect of application is to sever approximately 371.61 sq.m from the subject lands and to convey it to the neighbouring residential lot, municipally known as 120 Tyrol Avenue. The resultant lot would be 2,229 sq.m in size and would maintain 36.57 m of frontage on Tyrol Avenue. The retained lot would be 1,486 sq.m and have approximately 24.38 m of frontage on Tyrol Avenue

The legal description of the subject lands is Plan 807 Lot 37.

Interested in More Information?

Get more information about this proposal or a copy of the full Public Notice by contacting:

Secretary-Treasurer of the Committee of Adjustment
Town of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 307
E-mail: secretarytreasurer@thebluemountains.ca



EXISTING LOT 30.48 m
 MAIN ROAD 124 TYROL AVE.

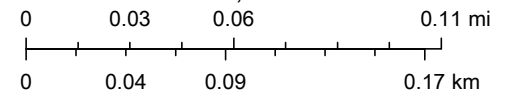
Zoning - 124 Tyrol Avenue



June 29, 2022

- Base_ReferenceLayers - Parcel (Assessment) Re-aligned
- NEC Development Control
- Rural (R)
- Residential One (R1-1)
- OS

1:4,514



Roll Number	Address	Assessed Value	Acerage
424200000507200	124 TYROL AVENUE	\$258000	.40

Notice: Assessed value may not reflect current market value [MPAC](#)

NEC Designation	Legal Description	Property Use
Escarpment Recreation Area	PLAN 807 LOT 38	Seasonal/recreational dwelling - not located on water

Zoning

No Zoning Information





Legend

- CA Boundaries
- Wet Areas - GSCA
- Wet Areas - GRCA
- Water Features
- Watercourses
- Floodplains - NVCA
- Floodplains - GRCA
- Approximate Regulated and Screen SVCA
- Approximate Regulated Area
- Approximate Screening Area
- Regulations - GSCA
- Regulations - NVCA
- Large Scale Roads
- Provincial Highway
- County Road
- Township Road
- Seasonal Road
- Parcels - Current
- Grey County Boundary

Notes

222 0 111 222 Meters

