

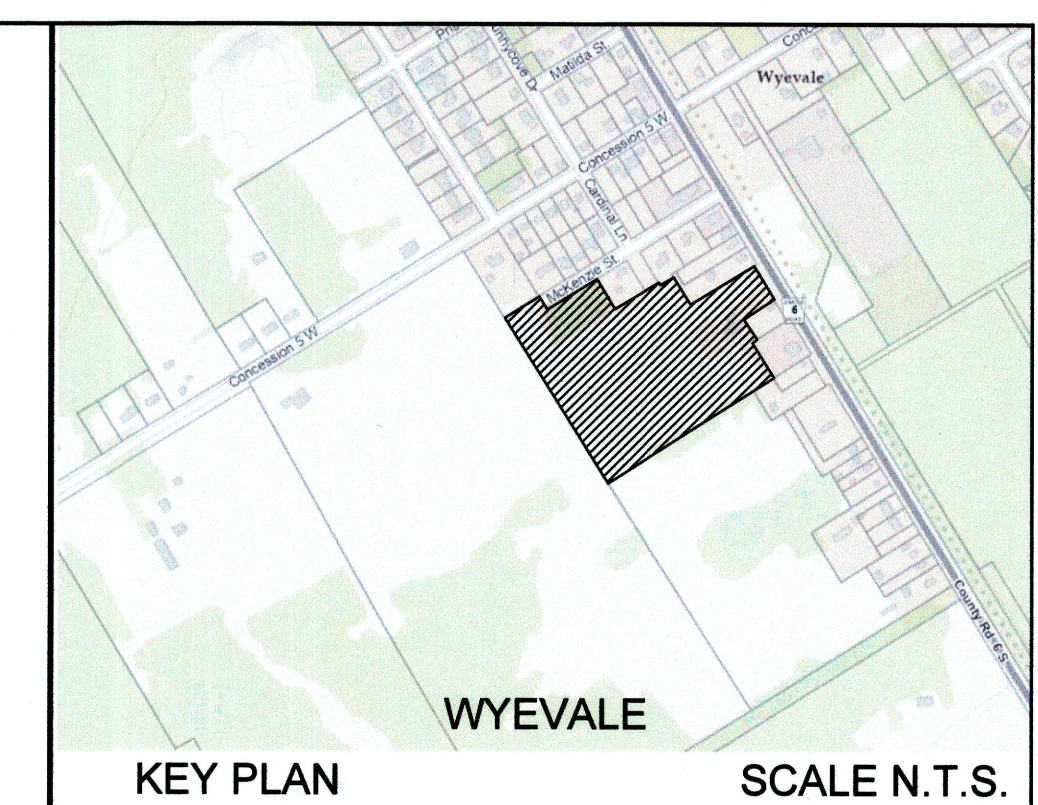
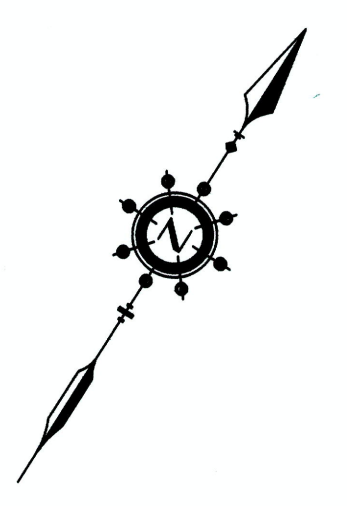
RURAL

COUNTY ROAD No. 6 SOUTH

TINY/GANATASKA TRAIL

SETTLEMENT AREA BOUNDARY (WYEVILLE)

RURAL



DRAFT PLAN OF SUBDIVISION

PART OF WILLIAM STREET AND PART OF ALBERT STREET AND PART OF FIRSTBROOK AVENUE AND PART OF LOT 5, WEST SIDE OF KING STREET, REGISTERED PLAN 327 AND PART OF NORTH HALF OF LOT 14, CONCESSION 4,

TOWNSHIP OF TINY
COUNTY OF SIMCOE

WEST RIDGE DEVELOPMENT CORPORATION
2023

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE THE JONES CONSULTING GROUP LTD., TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE COUNTY OF SIMCOE FOR APPROVAL.

SEPT 4, 2023
DATE

Shayne Large
SHAYNE LARGE
WEST RIDGE DEVELOPMENT CORPORATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN.

JAN 9, 2024
DATE

Rudy Mak
RUDY MAK
ONTARIO LAND SURVEYOR

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- a) SHOWN ON DRAFT PLAN
- b) SHOWN ON DRAFT PLAN
- c) SHOWN ON KEY PLAN
- d) RESIDENTIAL
- e) SHOWN ON DRAFT PLAN
- f) SHOWN ON DRAFT PLAN
- f1) NONE
- g) SHOWN ON DRAFT PLAN
- h) PRIVATE WELLS
- i) WYEVILLE, GRAVELLY SANDY LOAM
- j) SHOWN ON DRAFT PLAN
- k) GARBAGE COLLECTION, SCHOOL BUSING AND ROAD MAINTENANCE
- l) THERE ARE NO RESTRICTIVE COVENANTS OR EASEMENTS AFFECTING THE LANDS TO BE SUBDIVIDED

DRAFT PLAN STATISTICS

LAND USE (ZONING)	LOT/BLOCK No.	AREA (m ²)	AREA (Ha.)	UNITS	FRONTAGE(m)
RESIDENTIAL (HR)	LOT 1	2004.48	0.20	1	43.1
RESIDENTIAL (HR)	LOT 2	2004.48	0.20	1	43.1
RESIDENTIAL (HR)	LOT 3	2109.96	0.21	1	39.0
RESIDENTIAL (HR)	LOT 4	3667.15	0.37	1	30.5
RESIDENTIAL (HR)	LOT 5	5627.80	0.56	1	60.0
RESIDENTIAL (HR)	LOT 6	5771.58	0.58	1	60.6
RESIDENTIAL (HR)	LOT 7	5115.38	0.51	1	35.4
HAMLET COMM (HC)	LOT 8	3423.58	0.34		50.6
RESIDENTIAL (HR)	LOT 9	2934.81	0.29	1	80.6
RESIDENTIAL (HR)	LOT 10	2063.04	0.21	1	45.0
RESIDENTIAL (HR)	LOT 11	2130.46	0.21	1	46.1
RESIDENTIAL (HR)	LOT 12	2134.19	0.21	1	35.4
RESIDENTIAL (HR)	LOT 13	2020.91	0.20	1	34.0
RESIDENTIAL (HR)	LOT 14	2022.50	0.20	1	30.0
RESIDENTIAL (HR)	LOT 15	2001.18	0.20	1	30.0
SWM POND (OS)	BLOCK 16	1725.64	0.17		37.0
RIGHT OF WAY	STREET 'A'	7216.39	0.72		
TOTALS		53974.4	5.40	14	

NO.	REVISIONS	DATE	INITIAL
1	FOR SUBMISSION	09/06/23	SL

SCALE 1:750 (A1)

WEST RIDGE DEVELOPMENT CORPORATION
DRAFT PLAN OF SUBDIVISION

DATE ISSUED: APRIL 21, 2023
CHECKED BY: R.D.
DRAWN BY: S.L.
DRAWING NAME: WRDC- DP