



DRAFT PLAN OF SUBDIVISION

PART OF WILLIAM 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.

DATE 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.

DATE 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 (m2)	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	1	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 1	1725.64	0.17		37.0
RIGHT OF WAY	BLOCK 2	7216.39	0.72		
TOTALS		53974.4	5.40	15	

PRELIMINARY

151296300153075METRES  
SCALE 1:750 (A1)

WEST RIDGE DEVELOPMENT CORPORATION

DRAFT PLAN OF SUBDIVISION

DATE ISSUED: APRIL 21, 2023

CHECKED BY: R.D.

DAWN BY: S.L.

DRAWING NAME: WRDC- DP