

PROPOSED SUBDIVISION AND EXTENT OF OWNER'S LANDS

KEY PLAN NTS

LEGEND

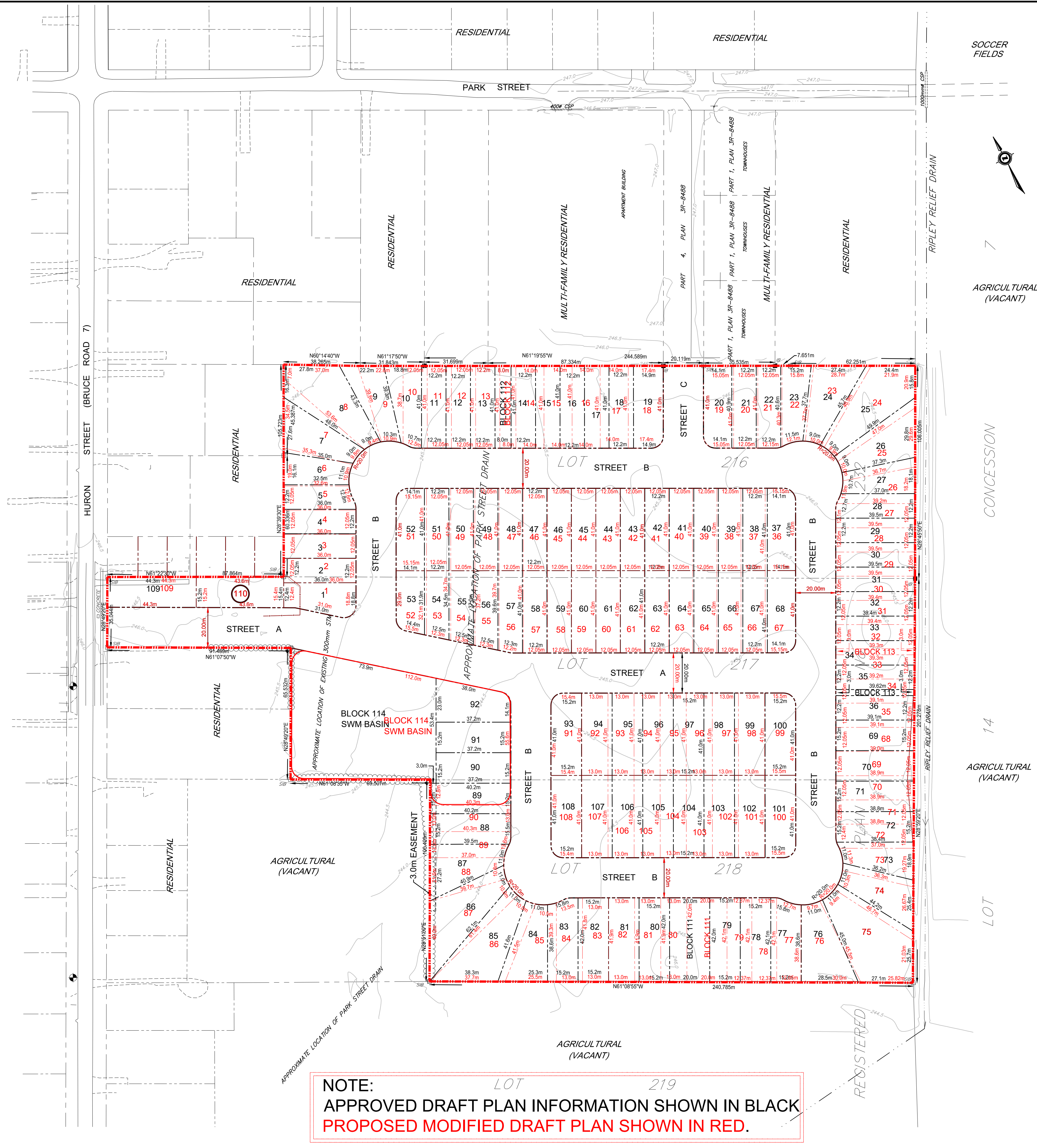
- EXISTING STREET/PROPERTY LINES
- - - PROPOSED STREET/PROPERTY LINES
- EDGE OF EXISTING PAVEMENT
- - - EDGE OF EXISTING GRAVEL
- - - EXISTING STORM SEWER
- - - EXISTING FENCE
- - - EXISTING TREE LINE
- - - EXISTING UNDERGROUND TELEPHONE CABLE
- - - EXISTING UNDERGROUND GAS LINE
- - - EXISTING UNDERGROUND HYDRO CABLE
- - - EXISTING DITCH
- - - EXISTING CONTOUR

NOTE: NUMBERING OF LOTS ON FINAL PLAN MAY VARY FROM THAT SHOWN ON THE DRAFT PLAN.
 NOTE: BASE MAPPING DERIVED FROM MAPPING PROVIDED BY NORTHWAY-PHOTOMAP LTD. FROM AERIAL PHOTOGRAPY DATED APRIL 22, 1990 AND MAY 2, 1999; FIELD SURVEYS BY PRYDE SCHROPP MCCOMB INC. COMPLETED DURING JANUARY AND JUNE 2008, AS WELL AS COUNTY OF BRUCE ASSESSMENT MAPPING.

LOT INFORMATION					
LOT NUMBER	FRONTAGE(m) (AS DEFINED IN ZONING BY-LAW)	AREA (sq.m.)	LOT NUMBER	FRONTAGE(m) (AS DEFINED IN ZONING BY-LAW)	AREA (sq.m.)
1	18.8	532	56	12.2	490
2	12.1	433	57	12.1	494
3	12.1	434	58	12.1	494
4	12.1	434	59	12.1	494
5	12.6	414	60	12.1	494
6	12.0	494	61	12.1	494
7	12.1	846	62	12.1	494
8	12.0	1087	63	12.1	494
9	12.1	627	64	12.1	494
10	12.5	488	65	12.1	494
11	12.1	494	66	12.1	494
12	12.1	494	67	15.2	613
13	12.1	494	68	12.1	470
14	14.0	574	69	12.1	469
15	14.0	574	70	12.1	469
16	14.0	574	71	12.1	468
17	14.0	574	72	12.4	464
18	17.4	707	73	12.1	539
19	15.1	609	74	12.1	702
20	12.1	494	75	12.1	1216
21	12.2	493	76	12.1	786
22	12.1	524	77	12.7	453
23	12.1	760	78	12.4	521
24	12.1	1142	79	12.4	520
25	12.1	748	80	13.0	546
26	12.1	544	81	13.0	545
27	12.1	476	82	13.0	544
28	12.1	476	83	13.0	544
29	12.1	476	84	13.5	536
30	12.1	476	85	12.1	693
31	12.1	475	86	12.1	1011
32	12.1	474	87	12.5	1059
33	12.1	473	88	12.1	603
34	12.1	472	89	13.6	508
35	12.1	471	90	13.0	524
36	15.2	613	91	15.4	624
37	12.1	494	92	13.0	533
38	12.1	494	93	13.0	533
39	12.1	494	94	13.0	533
40	12.1	494	95	13.0	533
41	12.1	494	96	13.0	533
42	12.1	494	97	13.0	533
43	12.1	494	98	13.0	533
44	12.1	494	99	15.5	629
45	12.1	494	100	15.5	629
46	12.1	494	101	13.0	533
47	12.1	494	102	13.0	533
48	12.1	494	103	13.0	533
49	12.1	494	104	13.0	533
50	12.1	494	105	13.0	533
51	15.2	613	106	13.0	533
52	15.5	458	107	13.0	533
53	12.3	403	108	15.4	624
54	12.3	433	109	44.3	671
55	12.3	463	110	43.6	668

RESIDENTIAL 'R2-25.137' ZONE PROVISIONS		
PROVISIONS	EXISTING DWELLING, SINGLE DETACHED	PROPOSED DWELLING, SINGLE DETACHED
MINIMUM LOT AREA	400 sq.m.	400 sq.m.
MINIMUM LOT WIDTH	12.0m	12.0m
MINIMUM LOT WIDTH, CORNER LOT	14.0m	15.0m
MINIMUM FRONT YARD	4.5m	7.5m
MINIMUM REAR YARD	7.5m	10m
MINIMUM SIDE YARD	1.5m	1.5m
MINIMUM SIDE EXTERIOR YARD	3.0m	3.0m
MAX. LOT COVERAGE	40%	40%

SOURCE: MUNICIPALITY OF HURON - KINLOSS, COMPREHENSIVE ZONING BY-LAW No. 2018-98 OFFICE CONSOLIDATION (AUG 2018)



NOTE:
 APPROVED DRAFT PLAN INFORMATION SHOWN IN BLACK
 PROPOSED MODIFIED DRAFT PLAN SHOWN IN RED.

PROPOSED MODIFICATION TO
 DRAFT APPROVED PLAN OF SUBDIVISION
 PART OF LOTS 216, 217 AND 218
 REGISTERED PLAN No. 232
 VILLAGE OF RIPLEY
 TOWNSHIP OF HURON-KINLOSS
 COUNTY OF BRUCE

RELEVANT SITE INFORMATION

DETACHED RESIDENTIAL LOTS (110) (LOTS 1-110)	6.133 ha.
MUNICIPAL STREETS (STREETS A, B, C AND D)	2.290 ha.
FUTURE STREET (BLOCK 111)	0.084 ha.
DRAINAGE CORRIDOR (BLOCK 112)	0.033 ha.
WALKWAY (BLOCK 113)	0.012 ha.
STORM WATER MANAGEMENT FACILITY (BLOCK 114)	0.632 ha.
TOTAL PROPOSED SUBDIVISION	9.2 ha.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT

a. AS SHOWN	g. AS SHOWN
b. AS SHOWN	h. MUNICIPAL WATER SUPPLY
c. AS SHOWN	i. SANDY SILT & GRAVEL
d. SINGLE FAMILY RESIDENTIAL,	j. AS SHOWN
e. AS SHOWN	k. WATER, STORM SEWERS, SANITARY SEWERS, HYDRO, TELEPHONE
f. AS SHOWN	l. AS SHOWN

SURVEYOR'S CERTIFICATE

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

D. Culbert O.L.S.
 D.A. CULBERT O.L.S.
 D. CULBERT LTD.

August 12, 2022
 DATE

OWNER'S CERTIFICATE

I, THE REGISTERED OWNER OF THESE LANDS, HEREBY
 AUTHORIZE COBIDE ENGINEERING INC. TO SUBMIT
 THIS DRAFT PLAN FOR APPROVAL.

AUGUST 12, 2022
 DATE

D. Brown
 OWNER
 1519201 ONTARIO INC.
 c/o DAVID BROWN
 PRESIDENT

No.	DATE	DESCRIPTION	BY	APPD
2	AUG 11/22	SECOND SUBMISSION	JHL	SJC
1	JUN 5/17	FIRST SUBMISSION	TLB	SJC
0	MAY 19/17	PRELIMINARY SUBMISSION	TLB	SJC

COBIDE ENGINEERING INC.
 464A - 10th STREET, Hanover, Ontario N4N 1R1
 Telephone: (519) 506-5059
 www.cobideeng.com

PROPOSED SUBDIVISION
 PART OF LOTS 216, 217 AND 218
 REGISTERED PLAN No. 232
 VILLAGE OF RIPLEY
 TOWNSHIP OF HURON-KINLOSS

Client: 1519201 ONTARIO INC.

Design: TLB Scale: 1:1000
 Drawn: JAF/JHL Approved:
 Checked: SJC
 Date: AUG 2022

DRAWING No. 0903-DP-1

H:\Brown\0903 Brown Subdivision Ripley\Drawings\Aug 2022 Revised Draft Plan\0903 Dr. Pl. Combined Rev August 11-22.dwg Aug 12, 2022 - 2:15pm