

**PROPOSED SUBDIVISION AND EXTENT OF OWNER'S LANDS**

**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

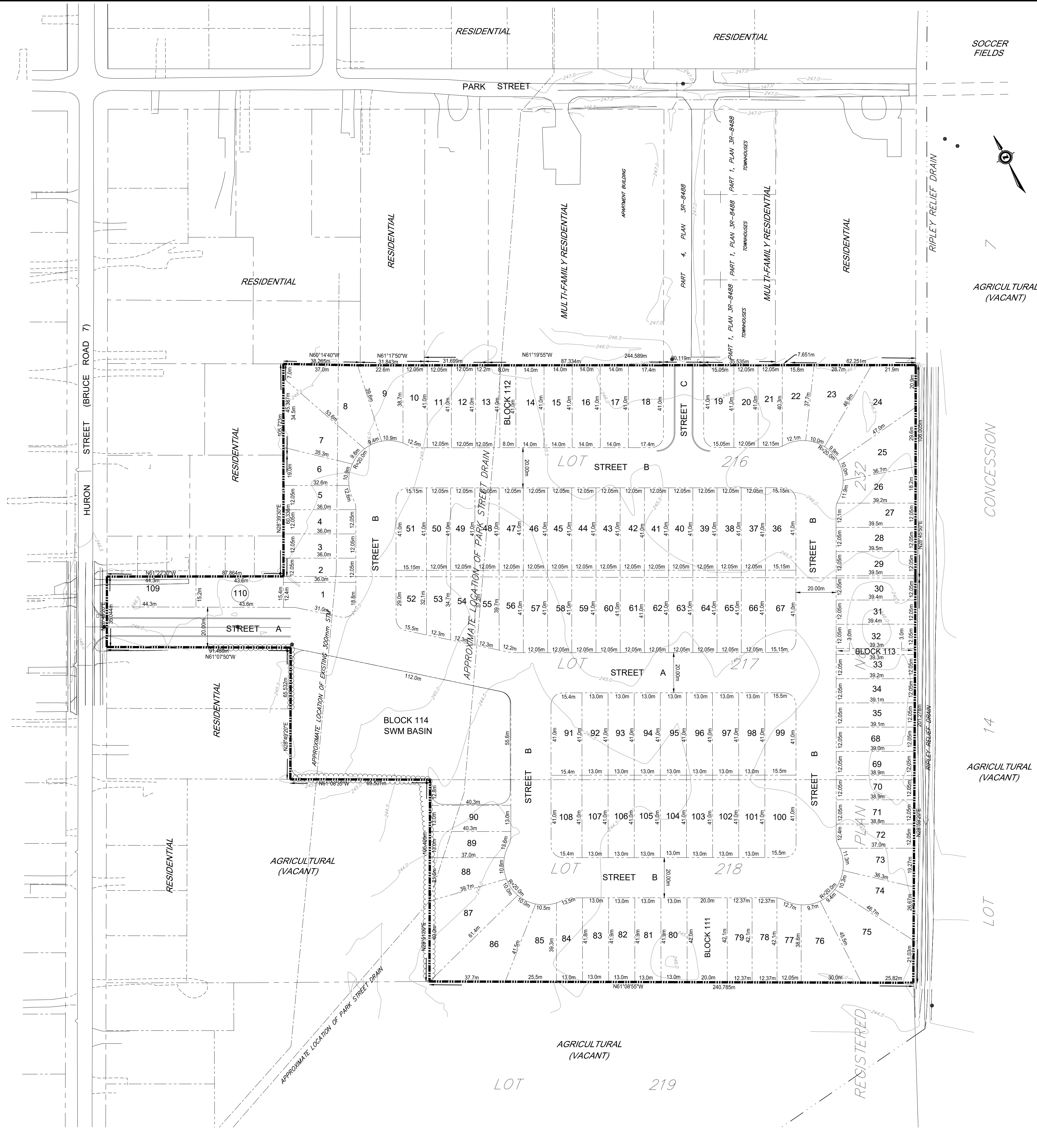
NOTE: NUMBERING OF LOTS ON FINAL PLAN MAY VARY FROM THAT SHOWN ON THE DRAFT PLAN.  
 NOTE: BASE MAPPING DERIVED FROM MAPPING PROVIDED BY NORTHWAY-PHOTOMAP LTD. FROM AERIAL PHOTOGRAPHY DATED APRIL 22, 1990 AND MAY 2, 1999; FIELD SURVEYS BY PRYDE SCHROPP McCOMB INC. COMPLETED DURING JANUARY AND JUNE 2008,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

| LOT INFORMATION |   |              |            |   |              |
|-----------------|---|--------------|------------|---|--------------|
| LOT NUMBER      | FRONTAGE(m)<br>(AS DETERMINED BY ZONING BY-LAW) | AREA (sq.m.) | LOT NUMBER | FRONTAGE(m)<br>(AS DETERMINED BY 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  | 848          | 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  | 483          |
| 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  | 545          |
| 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<br>DWELLING, SINGLE<br>DETACHED | PROPOSED<br>DWELLING, SINGLE<br>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                                     | 4.5m                                     |
| MAX. LOT COVERAGE             | 40%                                      | 40%                                      |

SOURCE: MUNICIPALITY OF HURON - KINLOSS,  
 COMPREHENSIVE ZONING BYLAW No. 2018-98  
 (AUGUST 13, 2018)



**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)             | 6.133 ha.      |
| LOTS 1-110                                  |                |
| MUNICIPAL STREETS (STREETS A, B, AND C)     | 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.      |
| <b>TOTAL PROPOSED SUBDIVISION</b>           | <b>9.2 ha.</b> |

**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.

*[Signature]*  
 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

*[Signature]*  
 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  |

**REVISION / ISSUE**

517 - 10th STREET, Hanover, Ontario N4N 1R4  
 Telephone: (519) 506-5959  
 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 Approved:  
 Checked: SJC  
 Date: AUG 2022 Design Engineer

DRAWING No. **00903-DP-1**

H:\Brown\00903 Brown Subdivision Ripley\Drawings\Submissions\2022-03-16 Rev. Mar 16-22.dwg Aug 12, 2022 - 2:17pm