

CONCESSION 2

BLOCK 35

ROAD WIDENING  
(332.9m<sup>2</sup>)

known as BRIDGE STREET

CONCESSION 1  
LOT 15

PLAN 29 M - 2  
LOT 16

PLAN 29 M - 14

PLAN 29 M - 14

PLAN 29 M - 27

PLAN 29 M - 27

PLAN 29 M - 47

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

SURVEYOR'S CERTIFICATE  
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE  
SUBDIVIDED ARE CORRECTLY SHOWN.

March 8th, 2024  
THOMAS McDONALD  
ONTARIO LAND SURVEYOR

HOPKINS CHITTY LAND SURVEYORS INC.  
634-636 NORRIS COURT, KINGSTON ON, K7P-2R9  
(613) 384-9266 - FAX (613) 384-3515



211 Dundas Street East, Suite 202,  
Belleville, Ontario, K8N 1E2

LOT NUMBER	FRONTAGE	AREA
LOT 1	15.0m	705.0m <sup>2</sup>
LOT 2	15.0m	705.0m <sup>2</sup>
LOT 3	15.0m	705.0m <sup>2</sup>
LOT 4	15.0m	705.0m <sup>2</sup>
LOT 5	15.0m	705.0m <sup>2</sup>
LOT 6	15.0m	705.0m <sup>2</sup>
LOT 7	17.8m	820.3m <sup>2</sup>
LOT 8	18.4m	860.1m <sup>2</sup>
LOT 9	18.3m	688.7m <sup>2</sup>
LOT 10	16.5m	651.0m <sup>2</sup>
LOT 11	15.9m	1107.9m <sup>2</sup>
LOT 12	15.9m	1160.0m <sup>2</sup>
LOT 13	15.9m	972.7m <sup>2</sup>
LOT 14	15.9m	676.3m <sup>2</sup>
LOT 15	16.5m	635.6m <sup>2</sup>
LOT 16	16.2m	638.2m <sup>2</sup>
LOT 17	18.1m	718.6m <sup>2</sup>
LOT 18	20.6m	825.3m <sup>2</sup>
LOT 19	15.8m	635.8m <sup>2</sup>
BLOCK 20	25.0m	1007.1m <sup>2</sup>
BLOCK 21	26.2m	1053.6m <sup>2</sup>
BLOCK 22	27.6m	1107.9m <sup>2</sup>
BLOCK 23	25.0m	997.6m <sup>2</sup>
BLOCK 24	25.3m	932.4m <sup>2</sup>
BLOCK 25	25.0m	869.1m <sup>2</sup>
BLOCK 26	29.8m	1017.3m <sup>2</sup>
BLOCK 27	25.0m	936.2m <sup>2</sup>
BLOCK 28	27.3m	1006.0m <sup>2</sup>
BLOCK 29	25.1m	1293.4m <sup>2</sup>
BLOCK 30	25.2m	1212.1m <sup>2</sup>
BLOCK 31	25.0m	1175.5m <sup>2</sup>

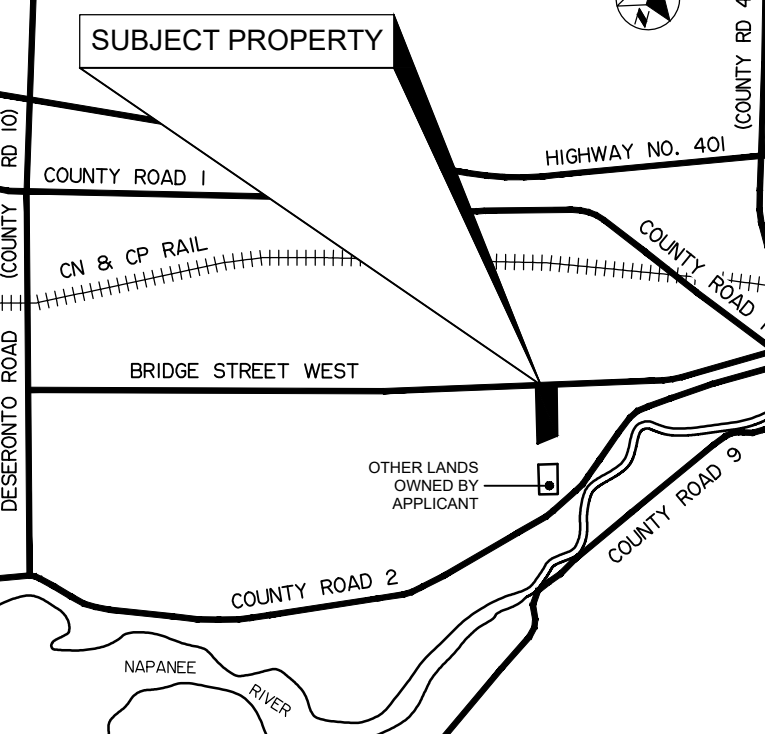
DRAFT PLAN OF SUBDIVISION  
WEST BRIDGE ESTATES - PHASE 12  
PART OF LOT 15,  
CONCESSION 1

GEOGRAPHIC TOWNSHIP OF RICHMOND  
TOWN OF GREATER NAPANEE  
COUNTY OF LENNOX AND ADDINGTON

SCALE = 1:750



KEY MAP



LAND USE SCHEDULE

LAND USE	AREA(m <sup>2</sup> )	AREA% UNITS
LOTS 1-19 (15.0m (635.6m <sup>2</sup> ) MIN. SINGLE DETACHED LOTS)	14618.0	32.2 19
BLOCKS 20-31 (12.5m (431.9m <sup>2</sup> ) MIN. SEMI-DETACHED LOTS)	12608.2	27.7 24
BLOCK 32 - OPEN SPACE (TO BE DEEDED TO MUNICIPALITY)	7121.0	15.7
BLOCK 33 - STORM WATER POND	2468.6	5.4
BLOCK 34 - FUTURE RIGHT OF WAY	718.9	1.6
BLOCK 35 - 3.0m ROAD WIDENING (TO BE DEEDED TO MUNICIPALITY)	332.9	0.7
20.0m MUNICIPAL ROAD ALLOWANCE STREETS A & B (LENGTH = 4466.0m)	7577.4	16.7
<b>SITE TOTAL</b>	<b>45445.0m<sup>2</sup></b>	<b>100.0% 43</b>

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

- (a) SEE SURVEYORS CERTIFICATE.
- (b) AS SHOWN ON DRAFT PLAN.
- (c) AS SHOWN ON DRAFT PLAN.
- (d) SEE LAND USE SUMMARY.
- (e) SEE DRAFT PLAN.
- (f) AS SHOWN ON DRAFT PLAN.
- (g) AS SHOWN ON DRAFT PLAN.
- (h) MUNICIPAL WATER AND SANITARY SEWER
- (i) CLAY & LOAM
- (j) AS SHOWN ON DRAFT PLAN.
- (k) GARBAGE COLLECTION, FIRE PROTECTION, ROAD MAINTENANCE, SCHOOL BUSES, ETC.
- (l) AS SHOWN ON DRAFT PLAN.

METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO BY DIVIDING BY 0.3048.

CONTOURS NOTE:

EXISTING TOPOGRAPHY PROVIDED BY AINLEY GROUP. CONTOURS DRAWN AT INTERVALS OF 1.0m.

WETLAND NOTE:

EXISTING WETLAND BOUNDARY AND FLOODWAY BASED ON SURVEYS PROVIDED BY HOPKINS CHITTY LAND SURVEYORS INC.

PLAN COPYRIGHT

ALL ORIGINAL DRAWINGS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF RPA PLANNING CONSULTANT INC. REPRODUCTION IN WHOLE OR IN PART IS FORBIDDEN WITHOUT THE PRIOR WRITTEN CONSENT OF RPA PLANNING CONSULTANT INC.

THESE DRAWINGS AND DOCUMENTS MAY NOT BE USED FOR ANY PURPOSES OTHER THAN FOR THE PROJECT FOR WHICH THEY ARE PREPARED. THE PLAN IS NOT AVAILABLE TO THIRD PARTY WITHOUT THE WRITTEN CONSENT OF RPA PLANNING CONSULTANT INC.

2nd SUBMISSION - REVISED PER MUNICIPALITY COMMENTS	SEPT. 16/24	J.S.H.
1st SUBMISSION TO MUNICIPALITY	APRIL 2024	J.S.H.
DATE	DATE	APPROV.
DRAWN BY: LB	CHECKED BY: J.S.H.	DATE: 04/03/24

878-DP