





## DRAFT PLAN OF SUBDIVISION

OF PART OF

LOT 4, BLOCK 42
OF REGISTERED PLAN 189

DELHI

## NORFOLK COUNTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

D: \_\_\_\_\_

ONTARIO LAND SURVEYOR

## OWNER'S CONSENT

I HEREBY CONSENT TO THE FILING OF THIS PLAN IN DRAFT FORM FOR

DATED: \_\_\_\_\_

OWNER: \_\_\_\_\_

<u>SECTION 51 (17) PLANNING ACT, R.S.O. 1990</u>

(a) THE BOUNDARIES OF THE LAND PROPOSED TO BE SUBDIVIDED, CERTIFIED

BY AN ONTARIO LAND SURVEYOR; SHOWN ON DRAWING

(b) THE LOCATIONS, WIDTHS AND NAMES OF THE PROPOSED HIGHWAYS WITHIN THE PROPOSED SUBDIVISION AND OF EXISTING HIGHWAYS ON WHICH THE PROPOSED SUBDIVISION ABUTS; SHOWN ON DRAWING

- (c) ON A SMALL KEY PLAN, ON A SCALE OF NOT LESS THAN ONE CENTIMETRE TO 100 METRES, ALL OF THE LAND ADJACENT TO THE PROPOSED SUBDIVISION THAT IS OWNED BY THE APPLICANT OR IN WHICH THE APPLICANT HAS INTEREST, EVERY SUBDIVISION ADJACENT TO THE PROPOSED SUBDIVISION AND THE RELATIONSHIP OF THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED TO THE BOUNDARIES OF THE TOWNSHIP LOT OR OTHER ORIGINAL GRANT OF WHICH THE LAND FORMS THE WHOLE OR PART; SHOWN ON DRAWING
- (d) THE PURPOSE FOR WHICH THE PROPOSED LOTS ARE TO BE USED; SEE LAND USE TABLE.
- (e) THE EXISTING USES OF ALL ADJOINING LANDS; SHOWN ON DRAWING(f) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS; SHOWN ON DRAWING
- (f.1) IF ANY AFFORDABLE HOUSING UNITS ARE BEING PROPOSED, THE SHAPE AND DIMENSIONS OF EACH PROPOSED AFFORDABLE HOUSING UNIT AND THE APPROXIMATE LOCATION OF EACH PROPOSED AFFORDABLE HOUSING UNIT IN RELATION TO OTHER PROPOSED RESIDENTIAL UNITS;
- (g) NATURAL AND ARTIFICIAL FEATURES SUCH AS BUILDINGS OR OTHER STRUCTURES OR INSTALLATIONS, RAILWAYS, HIGHWAYS, WATERCOURSES, DRAINAGE DITCHES, WETLANDS AND WOODED AREAS WITHIN OR ADJACENT TO THE LAND PROPOSED TO BE SUBDIVIDED; SHOWN ON DRAWING
- (h) THE AVAILABILITY AND NATURE OF DOMESTIC WATER SUPPLIES;
  A MUNICIPAL WATER SUPPLY WILL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY.
- (i) THE NATURE AND POROSITY OF THE SOIL; SOIL NATURE SAND ; SOIL POROSITY HIGH
- (j) EXISTING CONTOURS OR ELEVATIONS AS MAY BE REQUIRED TO DETERMINE THE GRADE OF THE HIGHWAYS AND THE DRAINAGE OF THE LAND PROPOSED TO BE SUBDIVIDED; SHOWN ON DRAWING
- (k) THE MUNICIPAL SERVICES AVAILABLE OR TO BE AVAILABLE TO THE LAND PROPOSED TO BE SUBDIVIDED; MUNICIPAL SERVICES INCLUDING WATER SUPPLY, SANITARY SEWERS, STORM SEWERS, CURB AND GUTTER, PAVED ROADS, STREET LIGHTING AND SIDEWALKS WILL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK
- (I) THE NATURE AND EXTENT OF ANY RESTRICTIONS AFFECTING THE LAND PROPOSED TO BE SUBDIVIDED, INCLUDING RESTRICTIVE COVENANTS OR EASEMENTS; NO RESTRICTIVE COVENANTS IN EXCESS OF THE EXISTING ZONING AND BUILDING BY—LAWS ARE PROPOSED. SEE LAND USE TABLE.

DATE	REVISION	
2024-01-17	REVISED PER COUNTY COMMENTS	
2024-04-16	REVISED PER COUNTY COMMENTS	
2024-05-03	REVISED PER COUNTY COMMENTS	
RYDER SUBDIVISION DRAFT PLAN		
TOWN OF DELHI		

CHECKED BY:



G. DOUGLAS VALLEE LIMITED 2 TALBOT STREET NORTH SIMCOE, ONTARIO N3Y 3W4 (519) 426-6270

DESIGNED BY:

DATE
AUG 10/23
DRAWING NO.
21-259-DP

SCALE

1:1000