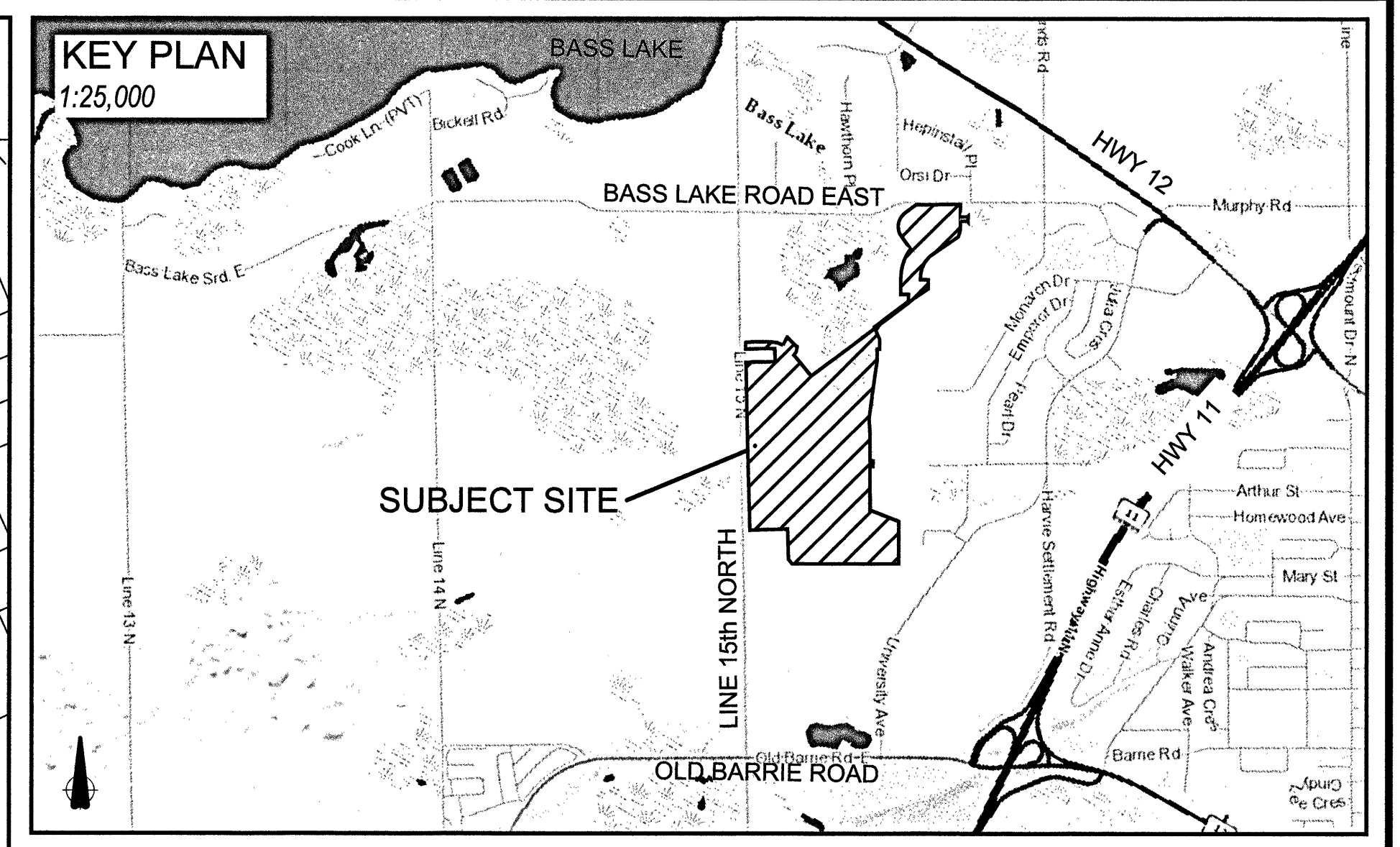


**ORILLIA**  
DEVELOPMENT SERVICES AND  
ENGINEERING DEPARTMENT  
PLANNING DIVISION

THIS DRAFT PLAN OF SUBDIVISION WAS APPROVED UNDER SECTION 51 OF THE PLANNING ACT ON JANUARY 26, 2026, SUBJECT TO THE CONDITIONS APPROVED ON JANUARY 26, 2026

Alison Chapple, MCIP, RPP  
Senior Planner, Development Services and Engineering



## WEST RIDGE - TRAILSIDE DRAFT PLAN OF SUBDIVISION

LOT 6, PART OF THE WEST HALF OF LOT 7  
AND PART OF LOT 8,  
CONCESSION 2 (SOUTH ORILLIA)  
FORMERLY IN THE GEOGRAPHIC TOWNSHIP OF ORILLIA  
NOW IN THE  
CITY OF ORILLIA  
COUNTY OF SIMCOE

SCALE = 1:2000

### OWNER'S CERTIFICATE

I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE, MORGAN PLANNING & DEVELOPMENT INC., TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF ORILLIA FOR APPROVAL.

Feb 3, 2026  
DATE

*Charter Development LP*  
CHARTER CONSTRUCTION LIMITED  
CHARTER DEVELOPMENT GP INC.  
CHARTER DEVELOPMENT LP  
765037 ONTARIO LIMITED  
710414 ONTARIO INC.  
ANGELO ORSI  
I HAVE THE AUTHORITY TO BIND THE CORPORATION.

Feb 3, 2026  
DATE

MARK RICH HOMES LIMITED  
PETER MANNA  
I HAVE THE AUTHORITY TO BIND THE CORPORATION.

### SURVEYOR'S CERTIFICATE

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

Feb 3, 2026  
DATE

GURJIT MAHANT, OLS

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

- a) SHOWN ON PLAN
- b) SHOWN ON PLAN
- c) SEE KEY PLAN
- d) RESIDENTIAL, OPEN SPACE, COMMERCIAL
- e) SHOWN ON PLAN
- f) SHOWN ON PLAN
- g) SHOWN ON PLAN
- h) MUNICIPAL WATER
- i) SILTY SAND TILL
- j) SHOWN ON PLAN
- k) ALL MUNICIPAL SERVICES TO BE PROVIDED
- l) NONE

### LAND USE STATISTICS

Land Use	Lot / Block No.	No. of Lots / Blocks	Units	Area (ha.)
RESIDENTIAL SINGLE LOT (10.0m / 30')	35-52, 113-124, 177-212, 248-258, 298-299, 324-338, 383-415, 450-458, 460-466	151	151	5.88
RESIDENTIAL SINGLE LOT (12.0m / 40')	1-34, 53-112, 125-151, 155-176, 188-195, 236-241, 268-267, 292-323, 339-352, 416-449, 459-462, 467-470	281	281	14.60
RESIDENTIAL SINGLE LOT (15.0m / 50')	152-154	3	3	0.21
RESIDENTIAL SEMI-DETACHED LOT (18.0m lots / 6m units)	213-235, 242-247, 266-291	35	70	2.88
RESIDENTIAL TOWNHOUSES (8.1m / 20' units)	471-481	11	67	1.75
RESIDENTIAL - MEDIUM DENSITY	482-484	3	252	5.60
RESIDENTIAL - HIGH DENSITY	485	1	240	1.99
INSTITUTIONAL - SCHOOL	486, 487	2	4.47	
COMMERCIAL	488	1	0.50	
WALKWAY / SERVICING	489-491	3	0.20	
SERVICING	493-495	3	0.06	
PARKLAND (OS)	492, 496-502, 508-512	13	3.79	
ENVIRONMENTAL PROTECTION ENVIRONMENTAL / WOODLOT - 6.42 ha	504-507	4	12.02	
ENVIRONMENTAL / EXISTING SWM FACILITY - 5.73 ha				
ROAD WIDENINGS	513- 515	3	0.54	
ROADS (Street A - G, Trailside Drive & Stone Ridge Blvd)				10.99
<b>TOTAL</b>			<b>1064</b>	<b>65.48</b>



DATE: Rev. FEB. 10, 2023  
SCALE: 1:2000 (ARCH E)

DRAWN BY: B.H./PH