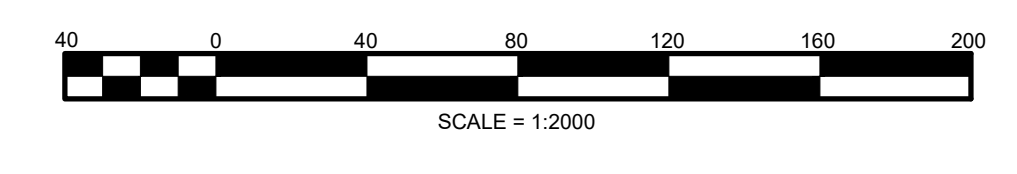


WEST RIDGE - TRAILSIDE DRAFT PLAN OF SUBDIVISION

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



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.

DATE: CHARTER CONSTRUCTION LIMITED
 CHARTER DEVELOPMENT GP INC.
 CHARTER DEVELOPMENT LP.
 765037 ONTARIO LIMITED
 ANGELO RSI
 I HAVE THE AUTHORITY TO BIND THE CORPORATION.

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.

DATE: RUDY MAK, 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,
- 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

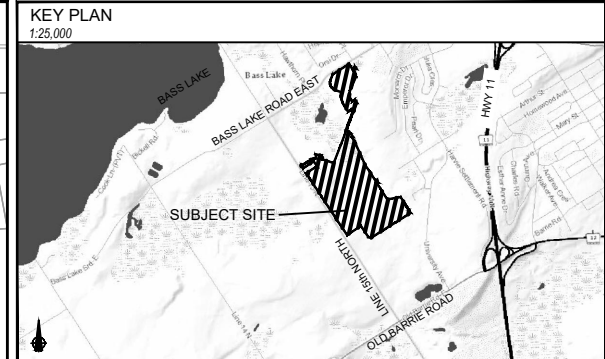
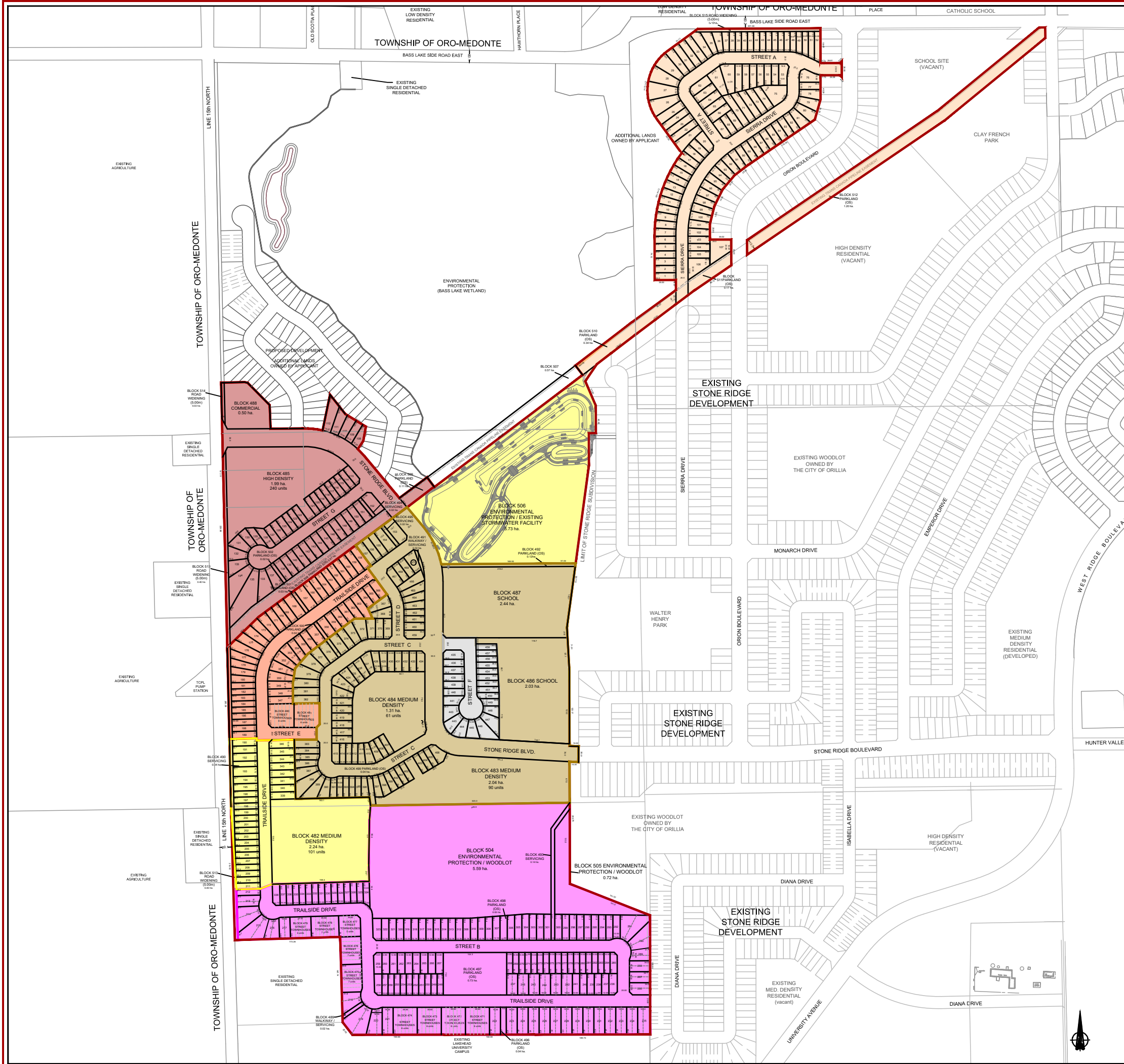
LAND USE STATISTICS

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, 268-285, 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, 189-195, 236-241, 259-267, 292-323, 339-362, 416-449, 459-460, 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 / 9m units)	213-235, 242-247, 286-291	35	70	2.88
RESIDENTIAL TOWNHOUSES (6.1m / 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 - 6.43 ha. ENVIRONMENTAL EXISTING SWIM FACILITY - 5.73 ha.	504-507	4	12.02	
ROAD WIDENINGS	513-515	3	0.54	
ROADS (Street A, G, Trailside Drive & Stone Ridge Blvd.)				10.99
TOTAL			1064	65.48

CHARTER DEVELOPMENT LP

MORGAN PLANNING & DEVELOPMENT INC.

DATE: Rev. FEB. 10, 2023 DRAWN BY: B.H./PH
 SCALE: 1:2000 (ARCH E)



WEST RIDGE - TRAILSIDE DRAFT PLAN OF SUBDIVISION PHASING PLAN (PHASES 1 - 7)

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



LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6
- PHASE 7

UNIT COUNT - BY PHASE

	10m	12m	15m	SD	STH	MD	HD	Phase Total
Phase 1	18	89	0	0	0	0	0	107
Phase 2	39	48	0	0	0	151	0	238
Phase 3	12	40	0	0	12	0	0	64
Phase 4	12	27	3	0	0	0	240	282
Phase 5	18	6	0	0	0	101	0	123
Phase 6	45	55	0	70	55	0	0	225
Phase 7	9	15	0	0	0	0	0	24
Totals	151	280	3	70	67	252	240	1063



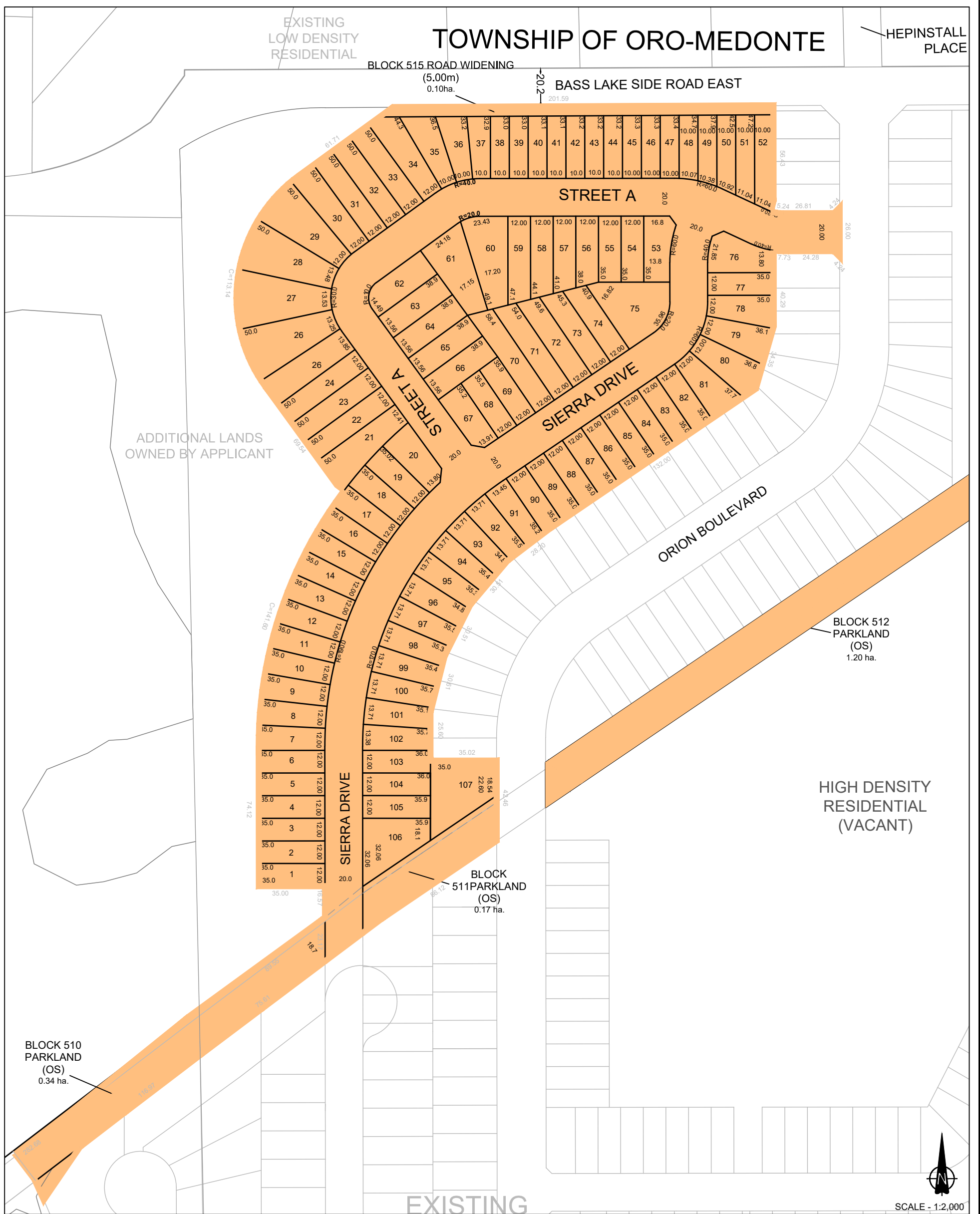
EXISTING
LOW DENSITY
RESIDENTIAL

TOWNSHIP OF ORO-MEDONTE

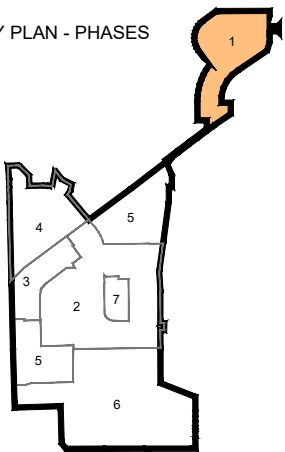
HEPINSTALL
PLACE

BLOCK 515 ROAD WIDENING
(5.00m)
0.10ha.

BASS LAKE SIDE ROAD EAST



KEY PLAN - PHASES



Land Use	No. of Lots / Blocks	Units	Area (ha.)
RESIDENTIAL SINGLE LOT (10.0m / 30')	18	18	1.67
RESIDENTIAL SINGLE LOT (12.0m / 40')	89	89	2.45
RESIDENTIAL SINGLE LOT (15.0m / 50')			
RESIDENTIAL SEMI-DETACHED LOT (18.0m lots / 9m units)			
RESIDENTIAL TOWNHOUSES (6.1m / 20' units)			
RESIDENTIAL - MEDIUM DENSITY			
RESIDENTIAL - HIGH DENSITY			
TOTAL	107	107	4.12

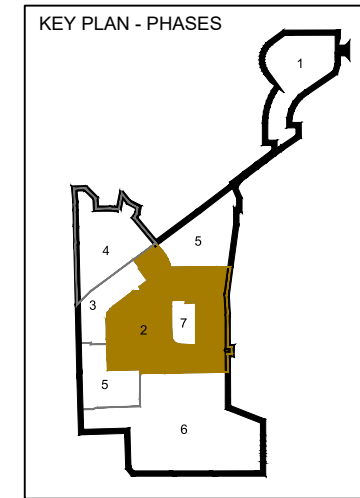
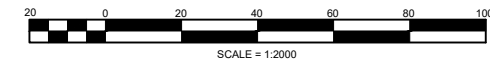
WEST RIDGE TRAILSIDE DRAFT PLAN OF SUBDIVISION PHASING PLAN - PHASE 1



CHARTER DEVELOPMENT LP

DATE: OCT. 1, 2021
Rev: FEB. 10, 2023
DRAWN BY: B.H.

WEST RIDGE TRAILSIDE DRAFT PLAN OF SUBDIVISION PHASING PLAN - PHASE 2

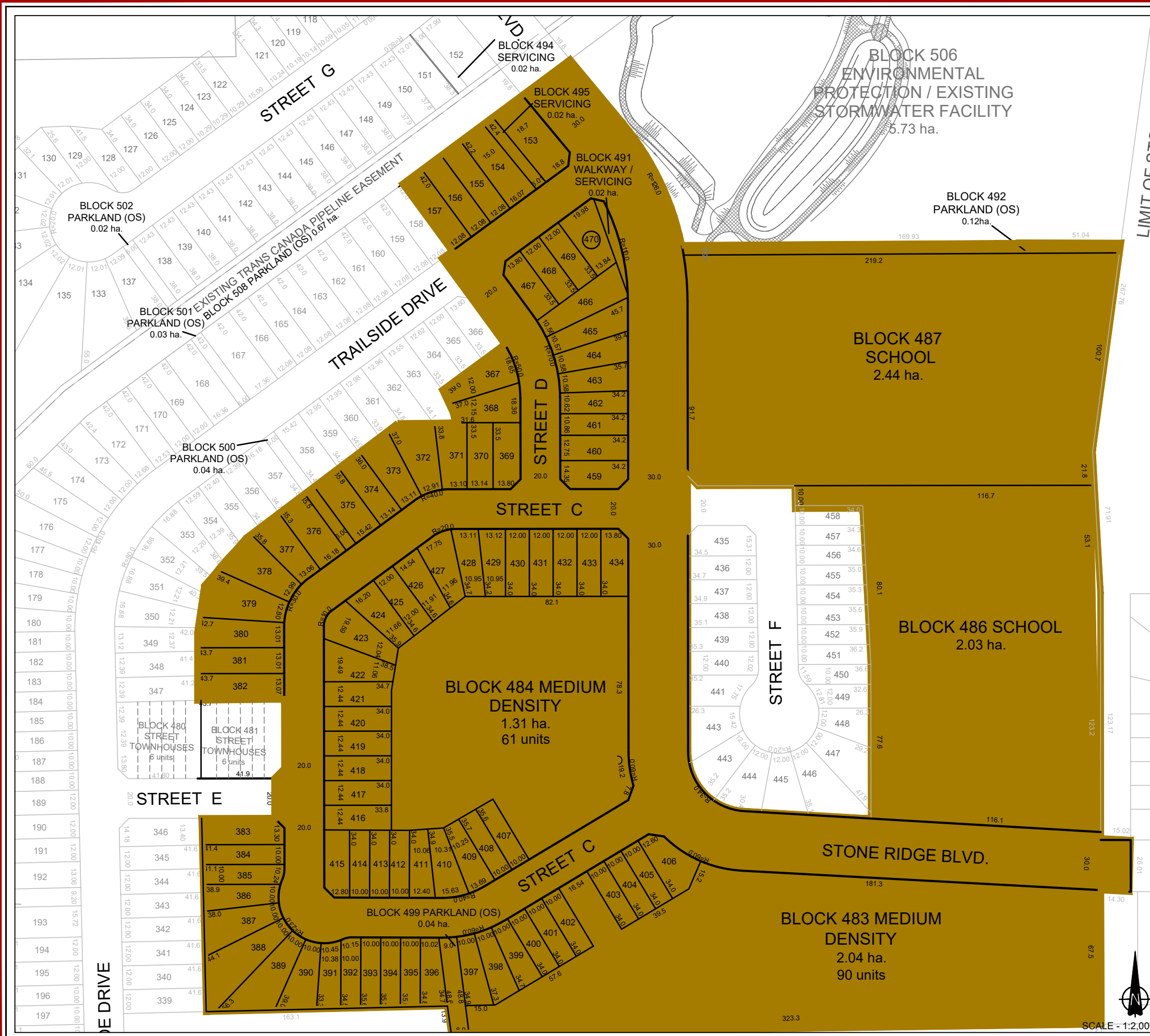


Land Use	No. of Lots / Blocks	Units	Area (ha.)
RESIDENTIAL SINGLE LOT (10.0m / 30')	39	12	1.67
RESIDENTIAL SINGLE LOT (12.0m / 40')	48	40	2.45
RESIDENTIAL SINGLE LOT (15.0m / 50')			
RESIDENTIAL SEMI-DETACHED LOT (18.0m lots / 9m units)			
RESIDENTIAL TOWNHOUSES (6.1m / 20' units)	151	12	3.36
RESIDENTIAL - MEDIUM DENSITY			
RESIDENTIAL - HIGH DENSITY			
TOTAL	238	64	7.48



CHARTER DEVELOPMENT LP

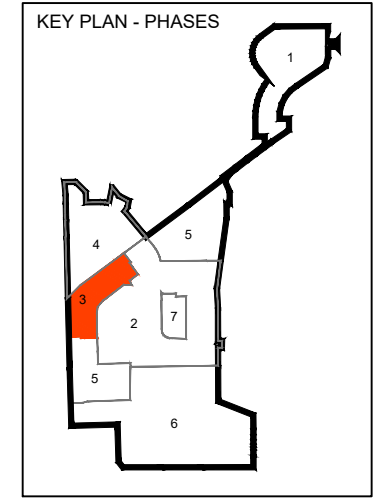
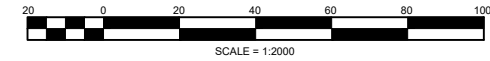
DATE: OCT. 1, 2021
Rev: FEB. 10, 2023
DRAWN BY: B.H.



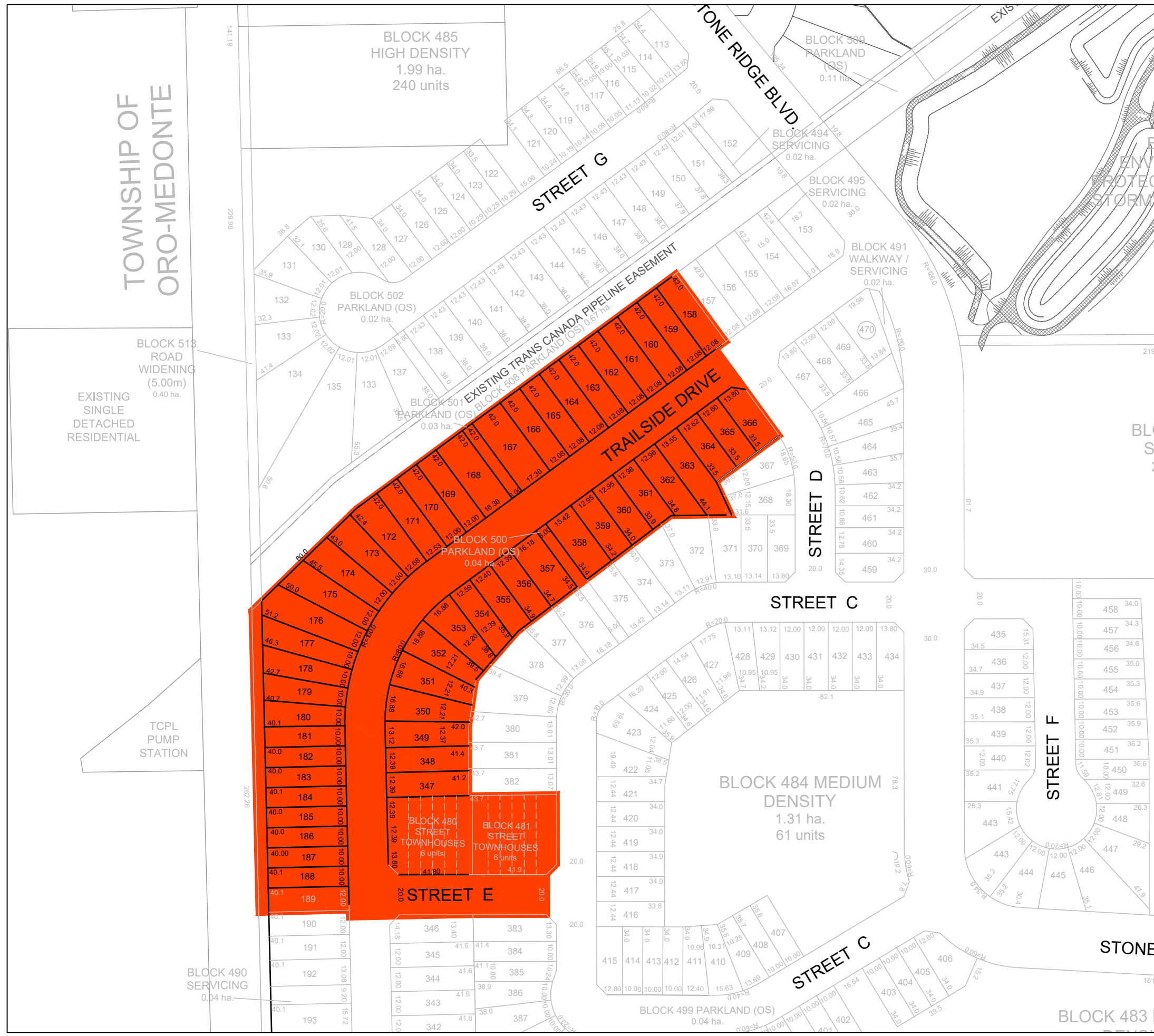
SCALE - 1:2,000

TOWNSHIP OF
ORO-MEDONTE

WEST RIDGE TRAILSIDE
DRAFT PLAN OF SUBDIVISION
PHASING PLAN - PHASE 3



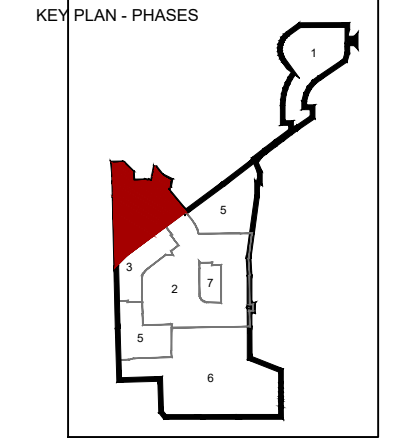
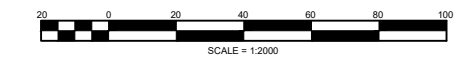
Land Use	No. of Lots / Blocks	Units	Area (ha.)
RESIDENTIAL SINGLE LOT (10.0m / 30')	12	12	0.52
RESIDENTIAL SINGLE LOT (12.0m / 40')	40	40	40
RESIDENTIAL SINGLE LOT (15.0m / 50')			
RESIDENTIAL SEMI-DETACHED LOT (18.0m lots / 9m units)			
RESIDENTIAL TOWNHOUSES (6.1m / 20' units)	2	12	12
RESIDENTIAL - MEDIUM DENSITY			
RESIDENTIAL - HIGH DENSITY			
TOTAL	54	64	52.52



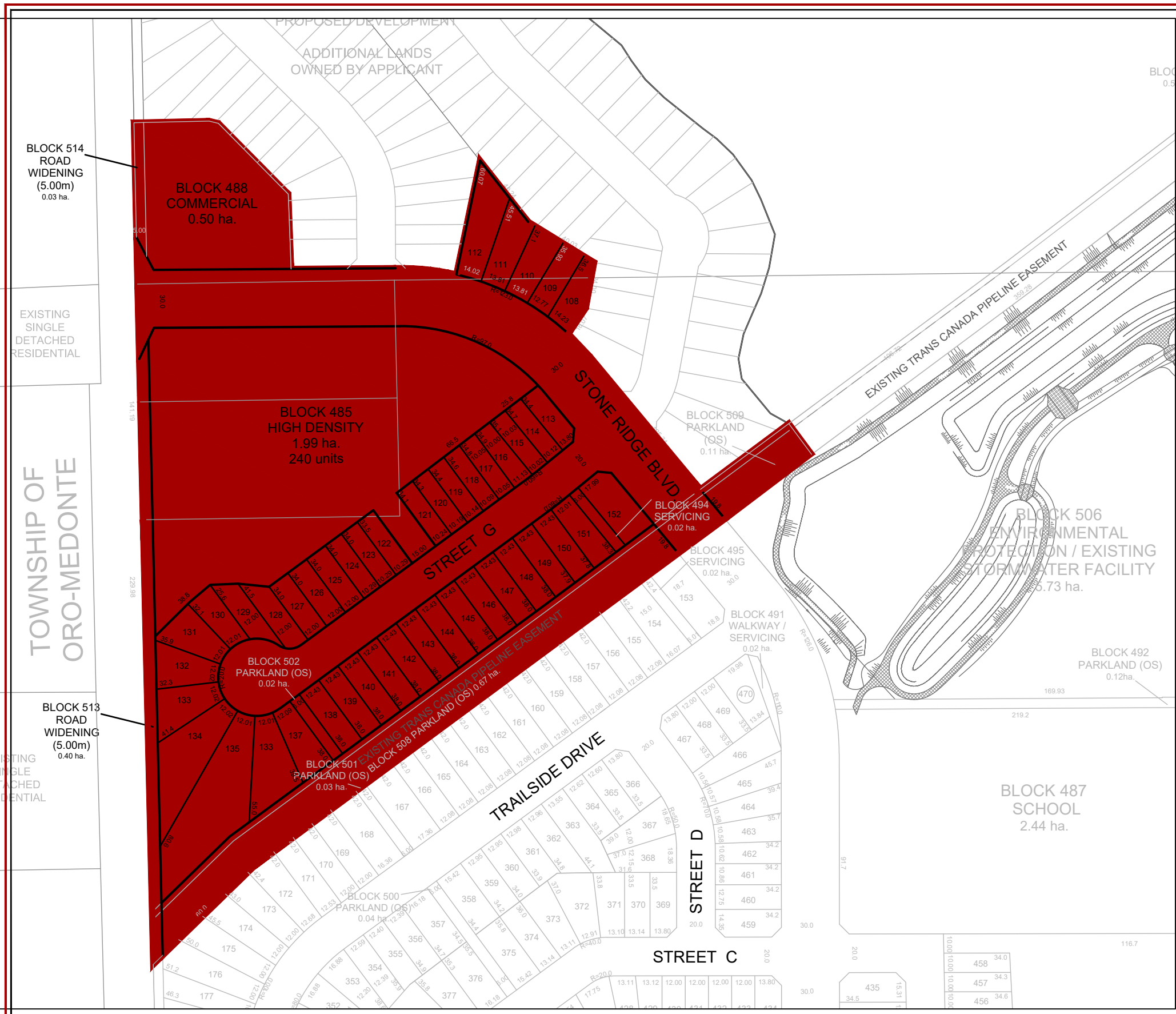
CHARTER DEVELOPMENT LP

DATE: OCT. 1, 2021
Rev: FEB. 10, 2023
DRAWN BY: B.H.

WEST RIDGE TRAILSIDE DRAFT PLAN OF SUBDIVISION PHASING PLAN - PHASE 4



Land Use	No. of Lots / Blocks	Units	Area (ha.)
RESIDENTIAL SINGLE LOT (10.0m / 30')	12	12	0.43
RESIDENTIAL SINGLE LOT (12.0m / 40')	27	12	1.6
RESIDENTIAL SINGLE LOT (15.0m / 50')	3	3	.21
RESIDENTIAL SEMI-DETACHED LOT (18.0m lots / 9m units)			
RESIDENTIAL TOWNHOUSES (6.1m / 20' units)			
RESIDENTIAL - MEDIUM DENSITY			
RESIDENTIAL - HIGH DENSITY	1	240	1.99
TOTAL	43	267	4.23



BLOCK 514
ROAD
WIDENING
(5.00m)
0.03 ha.

EXISTING
SINGLE
DETACHED
RESIDENTIAL

TOWNSHIP OF
ORO-MEDONTE

BLOCK 513
ROAD
WIDENING
(5.00m)
0.40 ha.

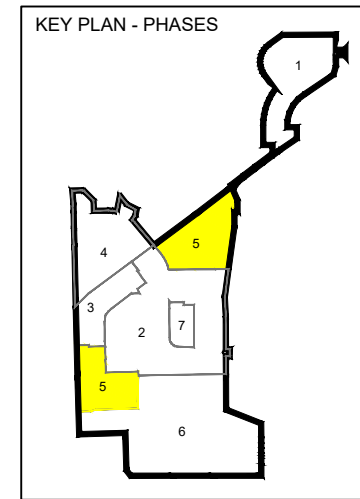
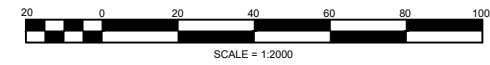
EXISTING
SINGLE
DETACHED
RESIDENTIAL



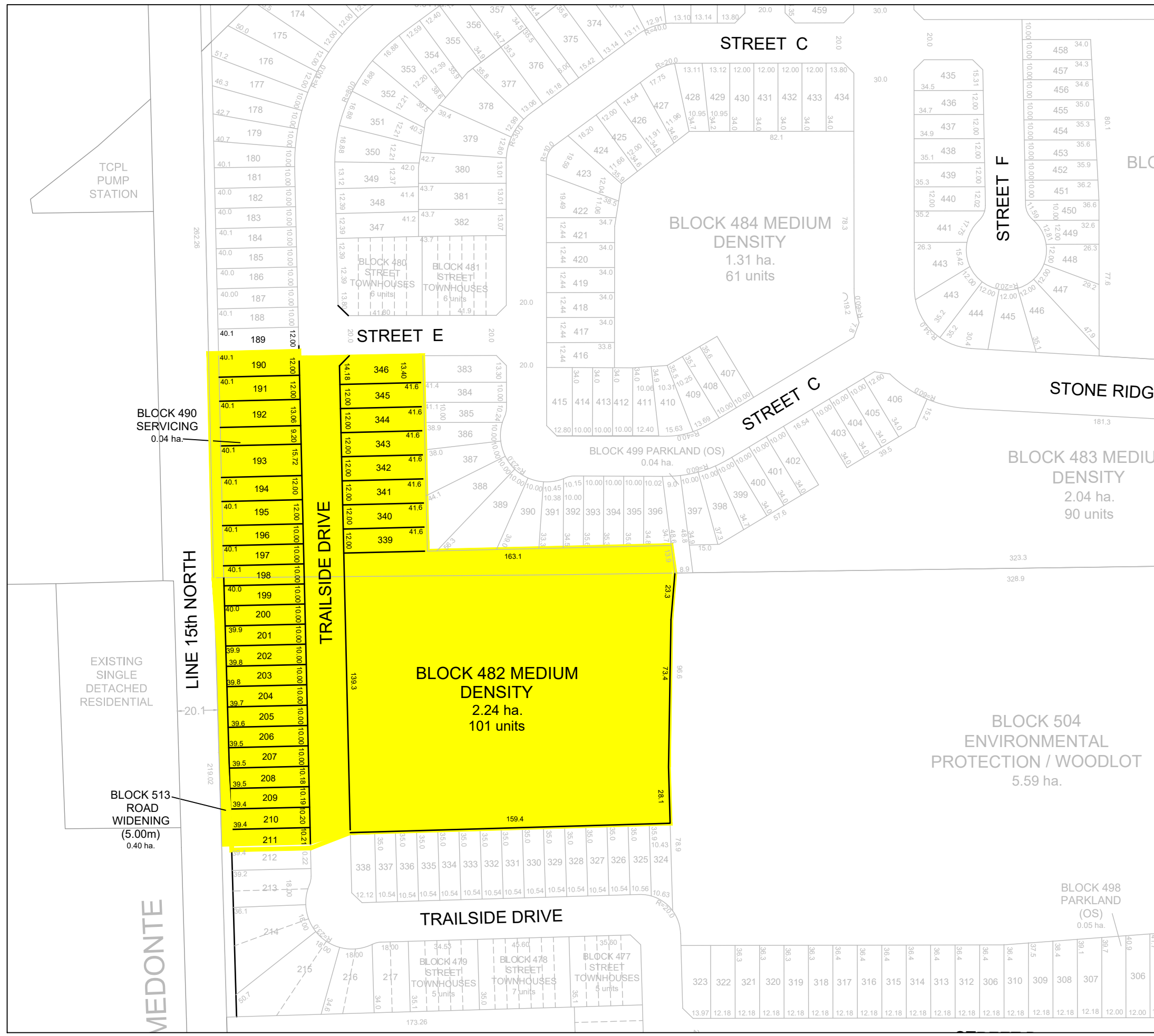
CHARTER DEVELOPMENT LP

DATE: OCT. 1, 2021
Rev: FEB. 10, 2023
DRAWN BY: B.H.

WEST RIDGE TRAILSIDE DRAFT PLAN OF SUBDIVISION PHASING PLAN - PHASE 5

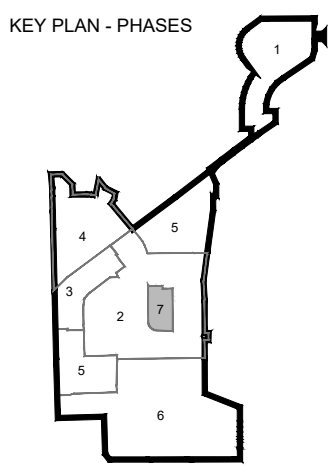
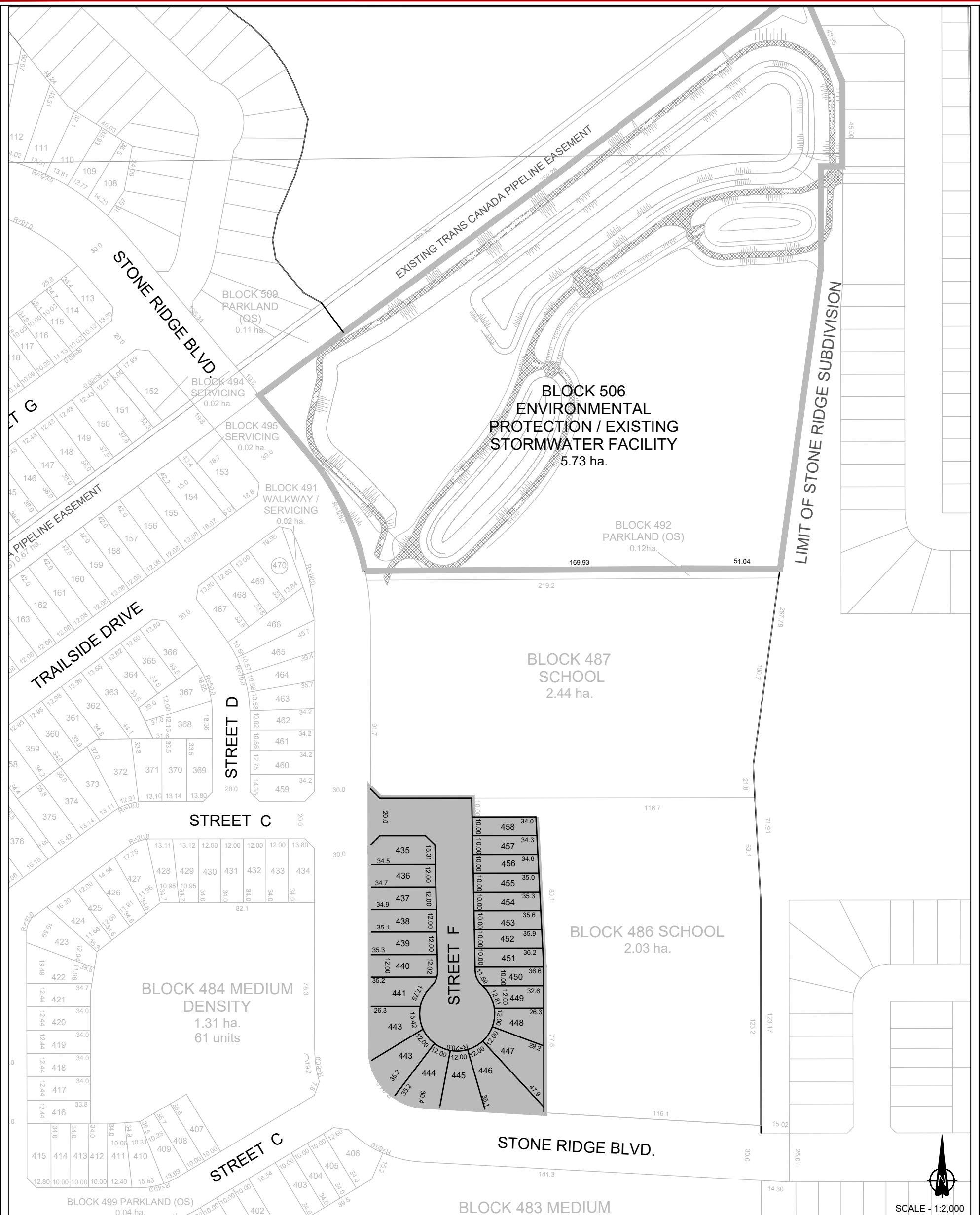


Land Use	No. of Lots / Blocks	Units	Area (ha.)
RESIDENTIAL SINGLE LOT (10.0m / 30')	16	16	0.64
RESIDENTIAL SINGLE LOT (12.0m / 40')	6	6	0.31
RESIDENTIAL SINGLE LOT (15.0m / 50')			
RESIDENTIAL SEMI-DETACHED LOT (18.0m lots / 9m units)			
RESIDENTIAL TOWNHOUSES (6.1m / 20' units)			
RESIDENTIAL - MEDIUM DENSITY	1	101	2.24
RESIDENTIAL - HIGH DENSITY			
TOTAL	22	123	3.19



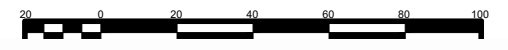
CHARTER DEVELOPMENT LP

DATE: OCT. 1, 2021
Rev: FEB. 10, 2023
DRAWN BY: B.H.



Land Use	No. of Lots / Blocks	Units	Area (ha.)
RESIDENTIAL SINGLE LOT (10.0m / 30')	9	9	0.32
RESIDENTIAL SINGLE LOT (12.0m / 40')	15	15	0.74
RESIDENTIAL SINGLE LOT (15.0m / 50')			
RESIDENTIAL SEMI-DETACHED LOT (18.0m lots / 9m units)			
RESIDENTIAL TOWNHOUSES (6.1m / 20' units)			
RESIDENTIAL - MEDIUM DENSITY			
RESIDENTIAL - HIGH DENSITY			
TOTAL	24	24	1.06

**WEST RIDGE TRAILSIDE
DRAFT PLAN OF SUBDIVISION
PHASING PLAN - PHASE 7**



CHARTER DEVELOPMENT LP

DATE: OCT. 1, 2021
Rev: FEB. 10, 2023
DRAWN BY: B.H.