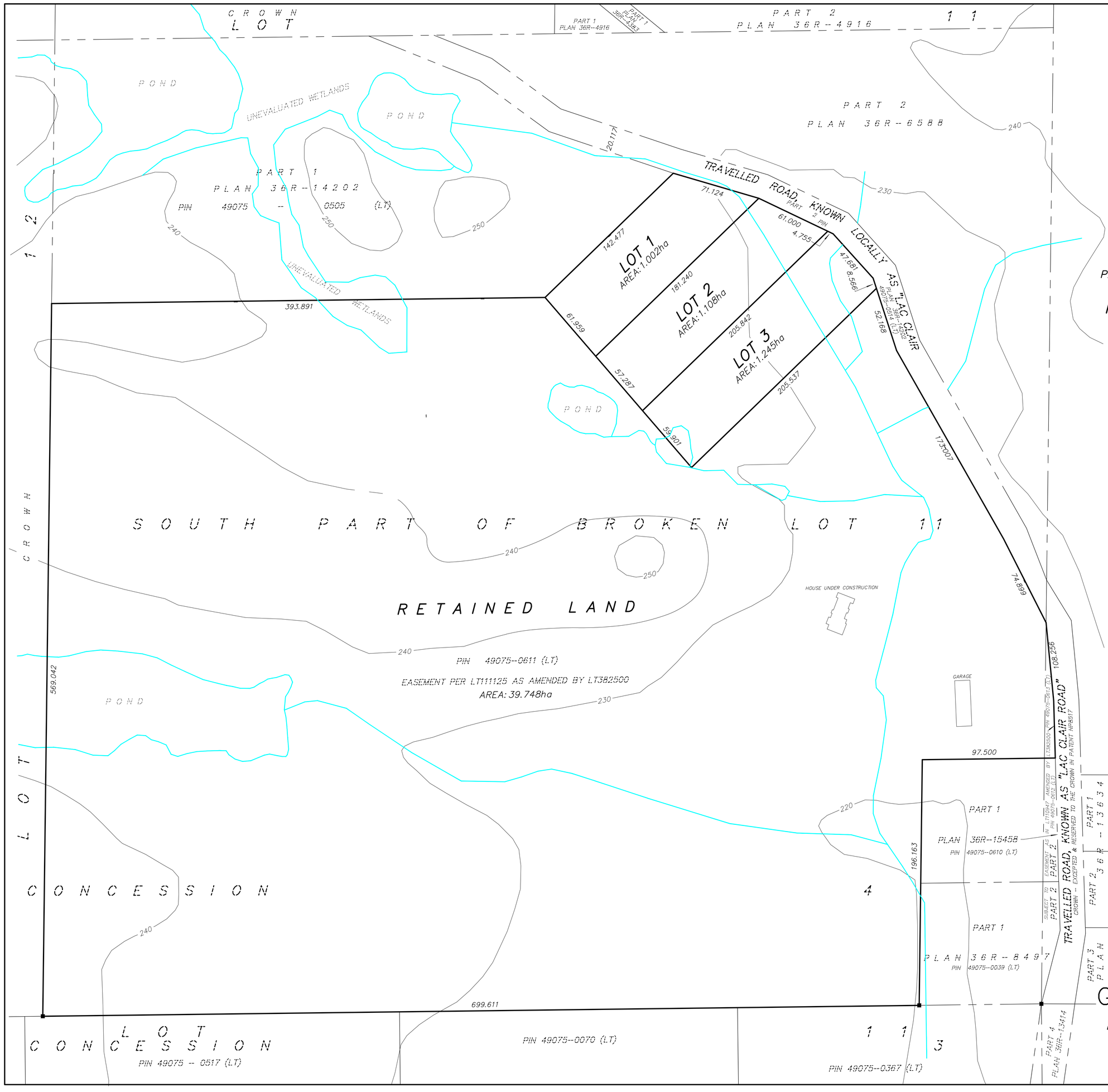
SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____2026 THIS DRAFT PLAN IS APPROVED BY THE MUNICIPALITY OF WEST NIPISSING UNDER SECTION 51 OF THE PLANNING ACT. THIS_____DAY OF_____,2026.

_____

_____



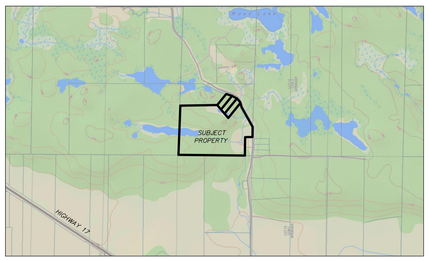
DRAFT PLAN OF SUBDIVISION OF
PART OF THE SOUTH PART OF BROKEN LOT 11
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF SPRINGER
MUNICPIALITY OF WEST NIPISSING
DISTRICT OF NIPISSING
PAUL GOODRIDGE, OLS.

SCALE: 1 : 1,250

50m 40m 30m 20m 10m 0m 25m 50m

KEY PLAN

SCALE: 1 : 30,000



METRIC

DISTANCES & CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SECTION 51 (17) OF THE ONTARIO PLANNING ACT

(A) THE BOUNDARIES OF THE LAND PROPOSED TO BE SUBDIVIDED, CERTIFIED BY AN ONTARIO LAND SURVEYOR, ARE AS SHOWN ON PLAN
(B) THE LOCATIONS, WIDTHS AND NAMES OF THE PROPOSED HIGHWAYS WITHIN THE PROPOSED SUBDIVISION AND OF EXISTING HIGHWAYS ON WHICH THE PROPOSED SUBDIVISION ABUTS ARE AS SHOWN ON PLAN
(C) A KEY PLAN OF A SCALE NOT LESS THAN 1 CM TO 100 METRES IS ON PLAN
(D) THE PURPOSE FOR WHICH THE PROPOSED LOTS ARE TO BE USED IS RESIDENTIAL.
(E) THE EXISTING USES OF ALL ADJOINING LANDS
NORTH – RESIDENTIAL/RURAL
EAST – RESIDENTIAL/RURAL
SOUTH – RESIDENTIAL/RURAL
WEST – CROWN
(F) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE SHOWN ON PLAN
(G) NATURAL AND ARTIFICIAL FEATURES SUCH AS BUILDINGS OR OTHER STRUCTURES OR INSTALLATIONS, RAILWAYS, HIGHWAYS, WATERCOURSES, DRAINAGE DITCHES, WETLANDS, WOODED AREAS WITHIN OR ADJACENT TO THE LAND PROPOSED TO BE SUBDIVIDED ARE SHOWN ON PLAN
(H) THE AVAILABILITY AND NATURE OF DOMESTIC WATER SUPPLIES IS THROUGH AN ON SITE WELL.
(I) THE NATURE AND POROSITY OF THE SOIL IS SANDY LOAM AND LIMITED CLAY.
(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 ARE SHOWN ON THE PLAN
(K) THE MUNICIPAL SERVICES AVAILABLE OR TO BE AVAILABLE TO THE LAND PROPOSED TO BE SUBDIVIDED ARE ELECTRICITY, TELEPHONE, GARBAGE, INTERNET, CABLE T.V., 911 EMERGENCY SERVICES.
(L) THE NATURE AND EXTENT OF ANY RESTRICTIONS AFFECTING THE LAND PROPOSED TO BE SUBDIVIDED, INCLUDING RESTRICTIVE COVENANTS OR EASEMENTS ARE SHOWN ON THE PLAN.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:

I HEREBY AUTHORIZE THIS DRAFT PLAN OF SUBDIVISION TO BE SUBMITTED ON MY BEHALF

DATED:_____ _____ JOSEPH MENARD _____ LISE MENARD

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF SUBJECT LANDS AND THEIR RELATIONSHIP TO ABUTTINGS LANDS ARE ACCURATELY SHOWN.

JANUARY 20, 2026 _____ PAUL GOODRIDGE ONTARIO LAND SURVEYOR

GOODRIDGE GOULET
PLANNING & SURVEYING LTD.
ONTARIO LAND SURVEYOR – LAND USE PLANNER – DEVELOPMENT CONSULTANTS
UNIT 1 – 490 MAIN STREET EAST, NORTH BAY, ON P1B 1B5
705-493-1770 paul.goodridge@ggpsltd.com
705-493-7974 don.goulet@ggpsltd.com

FIELD	OFFICE	FILE
N/A	K.PHILLIPSON	2110-25