EXISTING AND PROPOSED SITE PLAN OF
PART OF LOT 22, CONCESSION 13
GEOGRAPHIC TOWNSHIP OF SNOWDON
TOWNSHIP OF MINDEN HILLS
COUNTY OF HALIBURTON

SCALE 1 : 500 METRIC

15 7.5 0 15 30 45 METRES

ROGNEY GEYER O.L.S.

OWNER(S):
REGISTERED OWNER ON TITLE
– LANGDON, STEVEN HUGH
– JAMIN, ANGIA SOPHINA

PROJECT ADDRESS:1486 RITCHIE FALLS ROAD

METRIC: DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

THIS IS NOT A PLAN OF SURVEY AND IS INTENDED FOR PERMITTING AND CONSTRUCTION PURPOSES ONLY

LOT COVERAGE INFORMATION		
TOTAL LOT AREA: 41419 sq. m	AREA (sq. m)	LOT PERCENTAGE
EXISTING DWELLING – INCLUDING GARAGE (TBR)	200.25	0.48%
EXISTING ATTACHED DECK (TBR)	4.82	0.02%
ATTACHED LEANTO (TBR)	23.93	0.06%
FRAME SHED (TBR)	0.13	< 0.01%
GAZEBO	10.38	0.03%
TOTAL EXISTING STRUCTURES	240.51	0.58%
PROPOSED DWELLING – INCLUDING GARAGE	192.83	0.46%
PROPOSED ATTACHED PORCH	4.04	0.01%
PROPOSED ATTACHED DECK	33.67	0.08%
TOTAL STRUCTURE AREA (PROPOSED AND EXISTING TO REMAIN)	233.44	0.51%

INTEGRATION DATA

UTM GRID BEARINGS ARE DERIVED FROM OBSERVED REFERENCE CRP POINTS A AND B, USING THE SMARTNET NETWORK, HAVING A GRID BEARING OF 40°33'15" REFERRED TO THE CENTRAL MERIDIAN OF ZONE 17, NAD 83 (CSRS) (2010) OR WEST (UNRTAN).

FOR BEARING CONVERSIONS, A ROTATION OF 1°43'40" (COUNTER CLOCKWISE) WAS APPLIED TO BEARINGS ON PLAN 19R8 (WTS PLAN P-7047-2), UNDATED OFFICE SKETCH BY BISHOP WILSON LTD. OF RECORD IN THE OFFICE OF BISHOP GEYER SURVEYING INC. AND ORIGINAL PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996972782.

OBSERVED REFERENCE POINTS (CRPs) : UTM ZONE 17, NAD83 (CSRS) (2010). COORDINATES TO RURAL ACCURACY PER SECTION 14 (2) OF O.REG. 216/10.

POINT ID	NORTHING	EASTING	
CRP A	4977778.65	498718.57	
CRP B	4978438.03	499843.98	

COUTION:
THE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

NOTE:
THE PRESENT WATER'S EDGE OF BURNT RIVER SHOWN HEREON IS THE BEST AVAILABLE EVIDENCE OF THE WATER'S EDGE EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF SNOWDON.

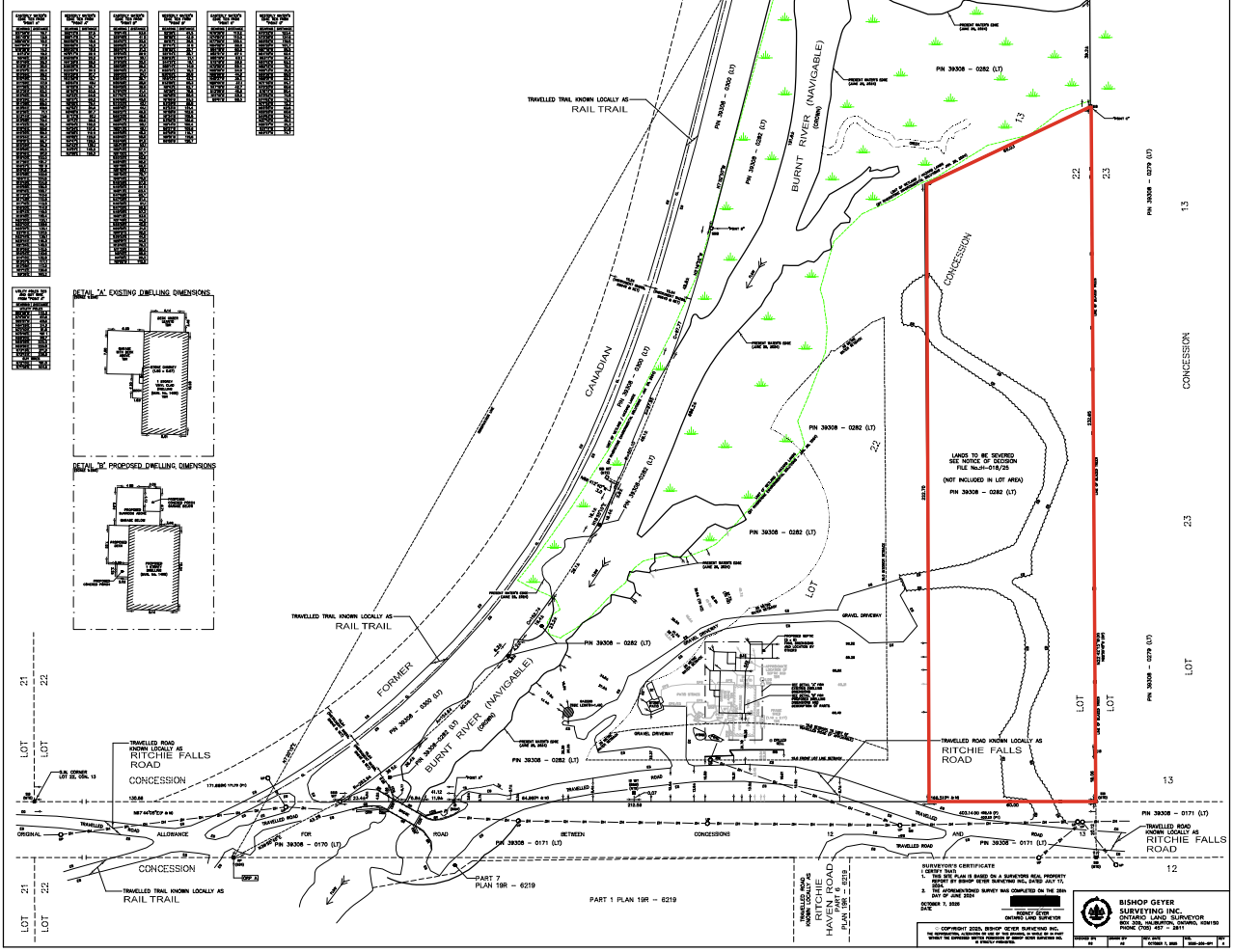
LEGEND
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT PLANTED
- DENOTES WOOD STAKES
- DENOTES STANDARD IRON BAR
- DENOTES SHORT STANDARD IRON BAR
- DENOTES ROOF BAR
- DENOTES 3/4" DIA. ROUND IRON BAR
- DENOTES ROOF BAR
- DENOTES BISHOP SURVEYING and CONSULTING LTD.
- DENOTES H.C. BISHOP O.L.S.
- DENOTES BISHOP GEYER SURVEYING INC.
- DENOTES BISHOP & WILSON LTD O.L.S.
- DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
- DENOTES MEASUREMENT
- DENOTES MEASURED
- DENOTES PLAN 19R8 (WTS PLAN P-7047-2)
- DENOTES UNDATED OFFICE SKETCH BY BISHOP & WILSON LTD. OF RECORD IN THE OFFICE OF BISHOP GEYER SURVEYING INC
- DENOTES ORIGINAL PLAN
- DENOTES WOOD FENCE
- DENOTES UTILITY POLE
- DENOTES OVERHEAD WIRES
- DENOTES GUY WIRE
- DENOTES HYDRO METER
- DENOTES GAS METER
- DENOTES EDGE OF PATIO STONES
- DENOTES EDGE OF GRAVEL PATHWAY
- DENOTES CENTRELINE OF RAIL CORRIDOR
- DENOTES TOP OF SLOPE
- DENOTES EDGE OF GRAVEL
- DENOTES WOOD RETAINING WALL
- DENOTES STONE RETAINING WALL
- DENOTES CONCRETE BLOCK RETAINING WALL
- DENOTES EDGE OF BUSH
- DENOTES TREE
- DENOTES STUMP
- DENOTES CONCRETE PAD
- DENOTES WETLAND
- DENOTES TO BE REMOVED

EXISTING BUILDING DIMENSIONS (FROM SURVEY)	
A	10.16
B	10.16
C	10.16
D	10.16
E	10.16
F	10.16
G	10.16
H	10.16
I	10.16
J	10.16
K	10.16
L	10.16
M	10.16
N	10.16
O	10.16
P	10.16
Q	10.16
R	10.16
S	10.16
T	10.16
U	10.16
V	10.16
W	10.16
X	10.16
Y	10.16
Z	10.16
AA	10.16
AB	10.16
AC	10.16
AD	10.16
AE	10.16
AF	10.16
AG	10.16
AH	10.16
AI	10.16
AJ	10.16
AK	10.16
AL	10.16
AM	10.16
AN	10.16
AO	10.16
AP	10.16
AQ	10.16
AR	10.16
AS	10.16
AT	10.16
AU	10.16
AV	10.16
AW	10.16
AX	10.16
AY	10.16
AZ	10.16
BA	10.16
BB	10.16
BC	10.16
BD	10.16
BE	10.16
BF	10.16
BG	10.16
BH	10.16
BI	10.16
BJ	10.16
BK	10.16
BL	10.16
BM	10.16
BN	10.16
BO	10.16
BP	10.16
BQ	10.16
BR	10.16
BS	10.16
BT	10.16
BU	10.16
BV	10.16
BW	10.16
BX	10.16
BY	10.16
BZ	10.16
CA	10.16
CB	10.16
CC	10.16
CD	10.16
CE	10.16
CF	10.16
CG	10.16
CH	10.16
CI	10.16
CJ	10.16
CK	10.16
CL	10.16
CM	10.16
CN	10.16
CO	10.16
CP	10.16
CQ	10.16
CR	10.16
CS	10.16
CT	10.16
CU	10.16
CV	10.16
CW	10.16
CX	10.16
CY	10.16
CZ	10.16
DA	10.16
DB	10.16
DC	10.16
DD	10.16
DE	10.16
DF	10.16
DG	10.16
DH	10.16
DI	10.16
DJ	10.16
DK	10.16
DL	10.16
DM	10.16
DN	10.16
DO	10.16
DP	10.16
DQ	10.16
DR	10.16
DS	10.16
DT	10.16
DU	10.16
DV	10.16
DW	10.16
DX	10.16
DY	10.16
DZ	10.16
EA	10.16
EB	10.16
EC	10.16
ED	10.16
EE	10.16
EF	10.16
EG	10.16
EH	10.16
EI	10.16
EJ	10.16
EK	10.16
EL	10.16
EM	10.16
EN	10.16
EO	10.16
EP	10.16
EQ	10.16
ER	10.16
ES	10.16
ET	10.16
EU	10.16
EV	10.16
EW	10.16
EX	10.16
EY	10.16
EZ	10.16
FA	10.16
FB	10.16
FC	10.16
FD	10.16
FE	10.16
FF	10.16
FG	10.16
FH	10.16
FI	10.16
FJ	10.16
FK	10.16
FL	10.16
FM	10.16
FN	10.16
FO	10.16
FP	10.16
FQ	10.16
FR	10.16
FS	10.16
FT	10.16
FU	10.16
FV	10.16
FW	10.16
FX	10.16
FY	10.16
FZ	10.16
GA	10.16
GB	10.16
GC	10.16
GD	10.16
GE	10.16
GF	10.16
GG	10.16
GH	10.16
GI	10.16
GJ	10.16
GK	10.16
GL	10.16
GM	10.16
GN	10.16
GO	10.16
GP	10.16
GQ	10.16
GR	10.16
GS	10.16
GT	10.16
GU	10.16
GV	10.16
GW	10.16
GX	10.16
GY	10.16
GZ	10.16
HA	10.16
HB	10.16
HC	10.16
HD	10.16
HE	10.16
HF	10.16
HG	10.16
HH	10.16
HI	10.16
HJ	10.16
HK	10.16
HL	10.16
HM	10.16
HN	10.16
HO	10.16
HP	10.16
HQ	10.16
HR	10.16
HS	10.16
HT	10.16
HU	10.16
HV	10.16
HW	10.16
HX	10.16
HY	10.16
HZ	10.16
IA	10.16
IB	10.16
IC	10.16
ID	10.16
IE	10.16
IF	10.16
IG	10.16
IH	10.16
II	10.16
IJ	10.16
IK	10.16
IL	10.16
IM	10.16
IN	10.16
IO	10.16
IP	10.16
IQ	10.16
IR	10.16
IS	10.16
IT	10.16
IU	10.16
IV	10.16
IW	10.16
IX	10.16
IY	10.16
IZ	10.16
JA	10.16
JB	10.16
JC	10.16
JD	10.16
JE	10.16
JF	10.16
JG	10.16
JH	10.16
JI	10.16
JJ	10.16
JK	10.16
JL	10.16
JM	10.16
JN	10.16
JO	10.16
JP	10.16
JQ	10.16
JR	10.16
JS	10.16
JT	10.16
JU	10.16
JV	10.16
JW	10.16
JX	10.16
JY	10.16
JZ	10.16
KA	10.16
KB	10.16
KC	10.16
KD	10.16
KE	10.16
KF	10.16
KG	10.16
KH	10.16
KI	10.16
KJ	10.16
KK	10.16
KL	10.16
KM	10.16
KN	10.16
KO	10.16
KP	10.16
KQ	10.16
KR	10.16
KS	10.16
KT	10.16
KU	10.16
KV	10.16
KW	10.16
KX	10.16
KY	10.16
KZ	10.16
LA	10.16
LB	10.16
LC	10.16
LD	10.16
LE	10.16
LF	10.16
LG	10.16
LH	10.16
LI	10.16
LJ	10.16
LK	10.16
LL	10.16
LM	10.16
LN	10.16
LO	10.16
LP	10.16
LQ	10.16
LR	10.16
LS	10.16
LT	10.16
LU	10.16
LV	10.16
LW	10.16
LX	10.16
LY	10.16
LZ	10.16
MA	10.16
MB	10.16
MC	10.16
MD	10.16
ME	10.16
MF	10.16
MG	10.16
MH	10.16
MI	10.16
MJ	10.16
MK	10.16
ML	10.16
MM	10.16
MN	10.16
MO	10.16
MP	10.16
MQ	10.16
MR	10.16
MS	10.16
MT	10.16
MU	10.16
MV	10.16
MW	10.16
MX	10.16
MY	10.16
MZ	10.16
NA	10.16
NB	10.16
NC	10.16
ND	10.16
NE	10.16
NF	10.16
NG	10.16
NH	10.16
NI	10.16
NJ	10.16
NK	10.16
NL	10.16
NM	10.16
NN	10.16
NO	10.16
NP	10.16
NQ	10.16
NR	10.16
NS	10.16
NT	10.16
NU	10.16
NV	10.16
NW	10.16
NX	10.16
NY	10.16
NZ	10.16
OA	10.16
OB	10.16
OC	10.16
OD	10.16
OE	10.16
OF	10.16
OG	10.16
OH	10.16
OI	10.16
OJ	10.16
OK	10.16
OL	10.16
OM	10.16
ON	10.16
OO	10.16
OP	10.16
OQ	10.16
OR	10.16
OS	10.16
OT	10.16
OU	10.16
OV	10.16
OW	10.16
OX	10.16
OY	10.16
OZ	10.16
PA	10.16
PB	10.16
PC	10.16
PD	10.16
PE	10.16
PF	10.16
PG	10.16
PH	10.16
PI	10.16
PJ	10.16
PK	10.16
PL	10.16
PM	10.16
PN	10.16
PO	10.16
PP	10.16
PQ	10.16
PR	10.16
PS	10.16
PT	10.16
PU	10.16
PV	10.16
PW	10.16
PX	10.16
PY	10.16
PZ	10.16
QA	10.16
QB	10.16
QC	10.16
QD	10.16
QE	10.16
QF	10.16
QG	10.16
QH	10.16
QI	10.16
QJ	10.16
QK	10.16
QL	10.16
QM	10.16
QN	10.16
QO	10.16
QP	10.16
QQ	10.16
QR	10.16
QS	10.16
QT	10.16
QU	10.16
QV	10.16
QW	10.16
QX	10.16
QY	10.16
QZ	10.16
RA	10.16
RB	10.16
RC	10.16
RD	10.16
RE	10.16
RF	10.16
RG	10.16
RH	10.16
RI	10.16
RJ	10.16
RK	10.16
RL	10.16
RM	10.16
RN	10.16
RO	10.16
RP	10.16
RQ	10.16
RR	10.16
RS	10.16
RT	10.16
RU	10.16
RV	10.16
RW	10.16
RX	10.16
RY	10.16
RZ	10.16
SA	10.16
SB	10.16
SC	10.16
SD	10.16
SE	10.16
SF	10.16
SG	10.16
SH	10.16
SI	10.16
SJ	10.16
SK	10.16
SL	10.16
SM	10.16
SN	10.16
SO	10.16
SP	10.16
SQ	10.16
SR	10.16
SS	10.16
ST	10.16
SU	10.16
SV	10.16
SW	10.16
SX	10.16
SY	10.16
SZ	10.16
TA	10.16
TB	10.16
TC	10.16
TD	10.16
TE	10.16
TF	10.16
TG	10.16
TH	10.16
TI	10.16
TJ	10.16
TK	10.16
TL	10.16
TM	10.16
TN	10.16
TO	10.16
TP	10.16
TQ	10.16
TR	10.16
TS	10.16
TT	10.16
TU	10.16
TV	10.16
TW	10.16
TX	10.16
TY	10.16
TZ	10.16
UA	10.16
UB	10.16
UC	10.16
UD	10.16
UE	10.16
UF	10.16
UG	10.16
UH	10.16
UI	10.16
UJ	10.16
UK	10.16
UL	10.16
UM	10.16
UN	10.16
UO	10.16
UP	10.16
UQ	10.16
UR	10.16
US	10.16
UT	10.16
UU	10.16
UV	10.16
UW	10.16
UX	10.16
UY	10.16
UZ	10.16
VA	10.16
VB	10.16
VC	10.16
VD	10.16
VE	10.16
VF	10.16
VG	10.16
VH	10.16
VI	10.16
VJ	10.16
VK	10.16
VL	10.16
VM	10.16
VN	10.16
VO	10.16
VP	10.16
VQ	10.16
VR	10.16
VS	10.16
VT	10.16
VU	10.16
VV	10.16
VW	10.16
VX	10.16
VY	10.16
VZ	10.16
WA	10.16
WB	10.16
WC	10.16
WD	10.16
WE	10.16
WF	10.16
WG	10.16
WH	10.16
WI	10.16
WJ	10.16
WK	10.16
WL	10.16
WM	10.16
WN	10.16
WO	10.16
WP	10.16
WQ	10.16
WR	10.16
WS	10.16
WT	10.16
WU	10.16
WV	10.16
WW	10.16
WX	10.16
WY	10.16
WZ	10.16
XA	10.16
XB	10.16
XC	10.16
XD	10.16
XE	10.16
XF	10.16
XG	10.16
XH	10.16
XI	10.16
XJ	10.16
XK	10.16
XL	10.16
XM	10.16
XN	10.16
XO	10.16
XP	10.16
XQ	10.16
XR	10.16
XS	10.16
XT	10.16
XU	10.16
XV	10.16
XW	10.16
XX	10.16
XY	10.16
XZ	10.16
YA	10.16
YB	10.16
YC	10.16
YD	10.16
YE	10.16
YF	10.16
YG	10.16
YH	10.16
YI	10.16
YJ	10.16
YK	10.16
YL	10.16
YM	10.16
YN	10.16
YO	10.16
YP	10.16
YQ	10.16
YR	10.16
YS	10.16
YT	10.16
YU	10.16
YV	10.16
YW	10.16
YX	10.16
YY	10.16
YZ	10.16
ZA	10.16
ZB	10.16
ZC	10.16
ZD	10.16
ZE	10.16
ZF	10.16
ZG	10.16
ZH	10.16
ZI	10.16
ZJ	10.16
ZK	10.16
ZL	10.16
ZM	10.16
ZN	10.16
ZO	10.16
ZP	10.16
ZQ	10.16
ZR	10.16
ZS	10.16
ZT	10.16
ZU	10.16
ZV	10.16
ZW	10.16
ZX	10.16
ZY	10.16
ZZ	10.16

VALLEY LENGTH AT TOP OF SLOPE (FROM SURVEY)	
A	10.16
B	10.16
C	10.16
D	10.16
E	10.16
F	10.16
G	10.16
H	10.16
I	10.16
J	10.16
K	10.16
L	10.16
M	10.16
N	10.16
O	10.16
P	10.16
Q	10.16
R	10.16
S	10.16
T	10.16
U	10.16
V	10.16
W	10.16
X	10.16
Y	10.16
Z	10.16

DETAIL 'A' EXISTING DWELLING DIMENSIONS (FROM SURVEY)

DETAIL 'B' PROPOSED DWELLING DIMENSIONS (FROM SURVEY)



SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SITE PLAN IS BASED ON A SURVEYORS REAL PROPERTY REPORT BY BISHOP GEYER SURVEYING INC. DATED JULY 10, 2024
2. THE AFOREMENTIONED SURVEY WAS COMPLETED ON THE 26th DAY OF JUNE 2024

OCTOBER 7, 2025
DATE

[redacted]
ROGNEY GEYER
ONTARIO LAND SURVEYOR

COPYRIGHT 2025, BISHOP GEYER SURVEYING INC.
THE REPRODUCTION, ALTERATION OR USE OF THIS DRAWING IS NOT ALLOWED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF BISHOP GEYER SURVEYING INC. IN STRICTEST PRINCIPLE.

BISHOP GEYER SURVEYING INC.
ONTARIO LAND SURVEYOR
P.O. BOX 1000, BRACEBRIDGE, K0B1S0
PHONE (705) 457 – 3811

REVISION NO	DRAWN BY	DATE	JOB NO.	REV
02	AG	OCTOBER 7, 2025	2024-26-01	4