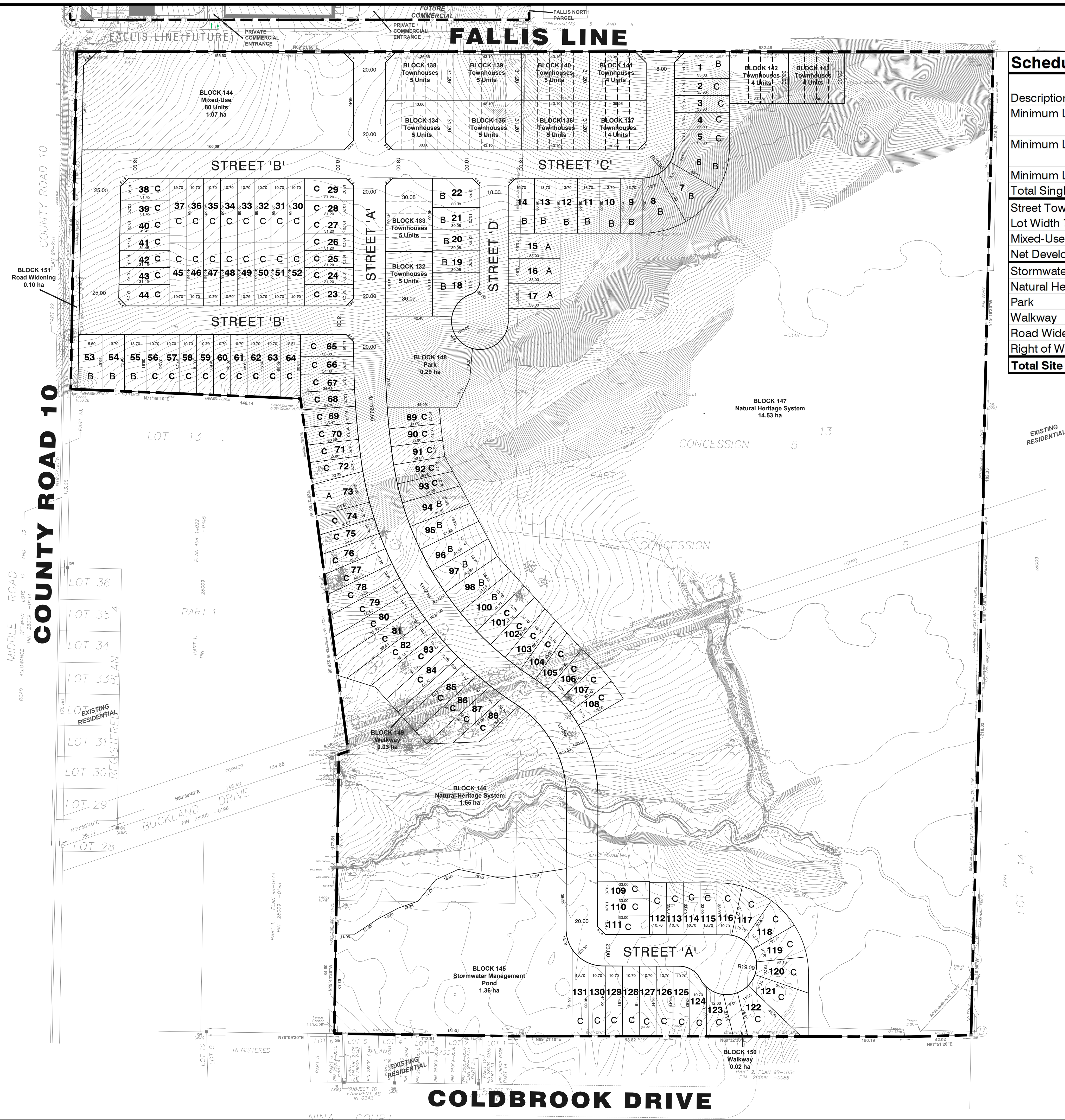
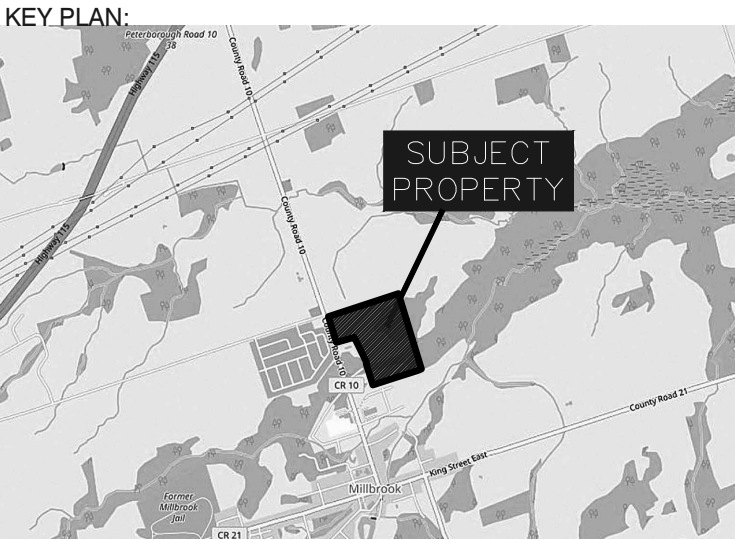




Schedule of Land Use				
Description		Lot / Block No.	Residential Units	Area (ha)
Minimum Lot Width 10.7m (35')	C	2-5, 23-52, 56-72, 74-93, 101-131	102	4.44
Minimum Lot Width 13.7m (45')	B	1, 6-14, 18-22, 94-100	24	1.31
Minimum Lot Width 15.9m (52')	A	15-17, 73	4	0.22
Total Single Detached			130	5.97
Street Townhouse Minimum Lot Width 7.62m (24')		132-143	56	1.53
Mixed-Use		144	80	1.07
Net Developable Total			266	8.57
Stormwater Management Pond		145		1.36
Natural Heritage Systems		146, 147		16.08
Park		148		0.29
Walkway		149, 150		0.05
Road Widening		151		0.10
Right of Way		Streets A-D		3.02
Total Site Area				29.47

**DRAFT PLAN
OF SUBDIVISION**

LEGAL DESCRIPTION:
DRAFT PLAN OF SUBDIVISION
PART OF LOT 13
CONCESSION 5
TOWNSHIP OF CAVAN
COUNTY OF PETERBOURGH



REQUIRED INFORMATION:
AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990.

(a) SEE PLAN (b) SEE PLAN (c) SEE KEY MAP (d) SEE SCHEDULE OF LAND USE (e) SEE PLAN (f) SEE PLAN (g) SEE PLAN (h) PIPED WATER TO BE PROVIDED (i) CLAY LOAM SOIL (j) SEE PLAN (k) SANITARY & STORM SEWERS TO BE PROVIDED (l) SEE PLAN (m) NOTE: CONTOURS RELATE TO CANADIAN GEODETIC DATUM

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY IBW SURVEYORS

February 8th, 2022
DATE

DAVID COMERY
ONTARIO LAND SURVEYOR

IBW
SURVEYORS

71 MEARNS COURT, BOWMANVILLE, ONTARIO, L1C 4N4
IBWSURVEYORS.COM | T: 905.657.2695

OWNER'S CERTIFICATE:
I HEREBY AUTHORIZE THE BIGLIERI GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF PETERBOURGH

February 8th, 2022
DATE

**FALLIS LINE
PETERBOURGH
COUNTY**

APPROVAL STAMP:

REVISIONS			
3	Revision	2022 11 29	EC
2	Revision	2022 02 09	JS
1	Issues for DPS Revision	2022 02 09	JS
No.	Description	Date	Int.
PROJECT No.: 20699			
DATE: November 29, 2022			
SCALE: 1:2500			
DRAFTED BY: EC		CHECKED BY: MP	
DRAWING No.: DP-01			

**BIGLIERI
GROUP**

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126 Catharine Street North, Hamilton
(416) 693-6155
thebiglierigroup.com