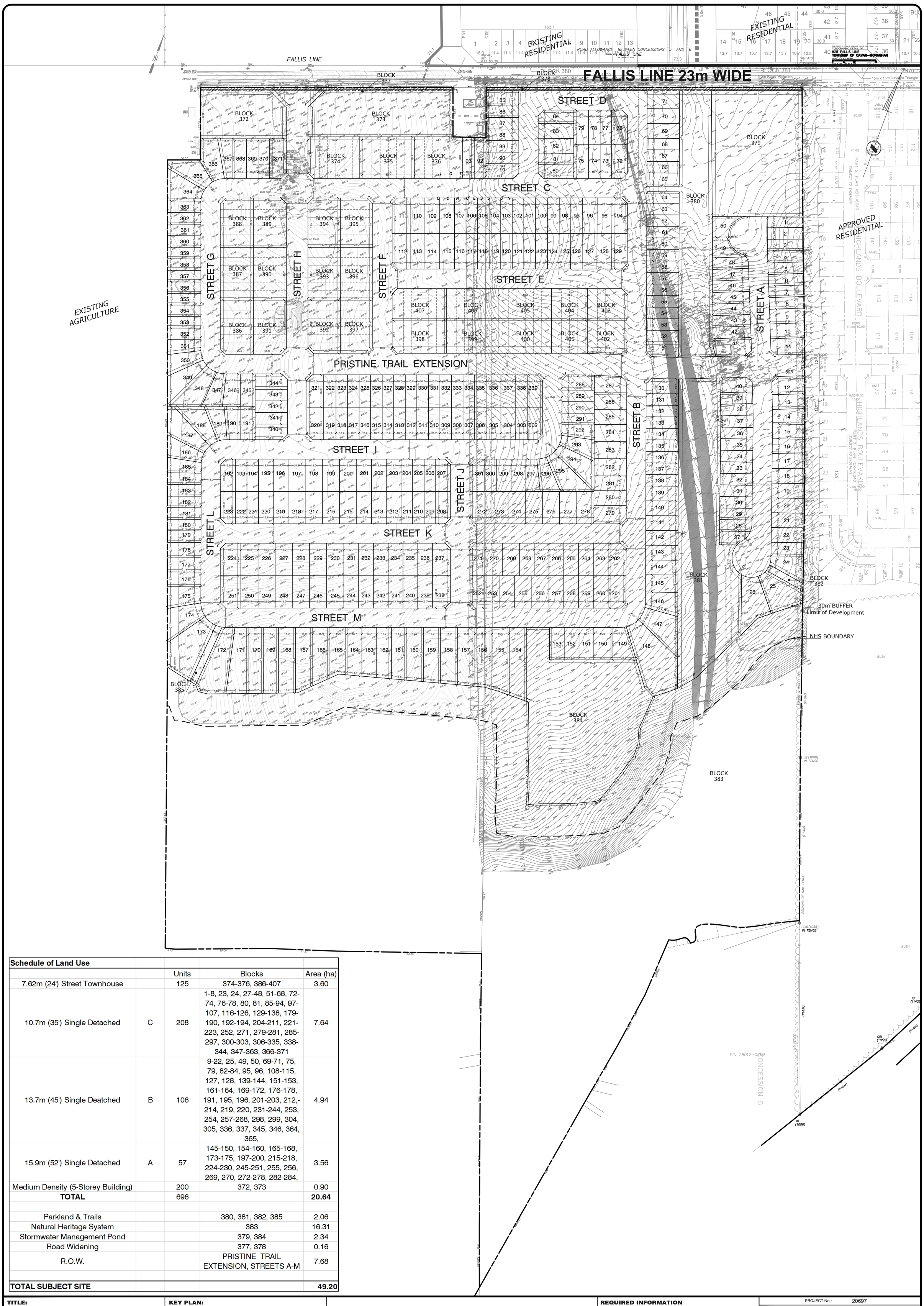


Schedule of Land Use				
		Units	Blocks	Area (ha)
7.62m (24') Street Townhouse		125	374-376, 386-407	3.60
10.7m (35') Single Detached	C	208	1-8, 23, 24, 27-48, 51-68, 72-74, 76-78, 80, 81, 85-94, 97-107, 116-126, 129-138, 179-190, 192-194, 204-211, 221-223, 252, 271, 279-281, 285-297, 300-303, 306-335, 338-344, 347-363, 366-371	7.64
13.7m (45') Single Deatched	B	106	9-22, 25, 49, 50, 69-71, 75, 79, 82-84, 95, 96, 108-115, 127, 128, 139-144, 151-153, 161-164, 169-172, 176-178, 191, 195, 196, 201-203, 212,-214, 219, 220, 231-244, 253, 254, 257-268, 298, 299, 304, 305, 336, 337, 345, 346, 364, 365,	4.94
15.9m (52') Single Detached	A	57	145-150, 154-160, 165-168, 173-175, 197-200, 215-218, 224-230, 245-251, 255, 256, 269, 270, 272-278, 282-284,	3.56
Medium Density (5-Storey Building)		200	372, 373	0.90
TOTAL		696		**20.64**
Parkland & Trails			380, 381, 382, 385	2.06
Natural Heritage System			383	16.31
Stormwater Management Pond			379, 384	2.34
Road Widening			377, 378	0.16
R.O.W.			PRISTINE TRAIL EXTENSION, STREETS A-M	7.68
TOTAL SUBJECT SITE				**49.20**

TITLE:

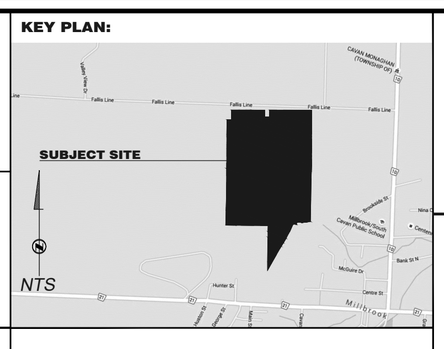
DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION:

DRAFT PLAN OF PROPOSED SUBDIVISION
PART OF LOT 11, CONCESSION 5
(Geographic Village of Millbrook, Township of Cavan)
PART OF LOT 11, CONCESSION 5 (Geographic Township of Cavan)
TOWNSHIP OF CAVAN-MONAGHAN
NORTH MONAGAN
(COUNTY OF PETERBOROUGH)

787 - 825 Fallis Line West
Township of Cavan Monaghan

KEY PLAN:



NOTE:
DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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:SURVEYOR_COMPANY

DAVID COMERY
IBW SURVEYORS

2021/06/08
DATE

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE THE BIGLIERI GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE MUNICIPALITY

SAVERIO MONTEMARANO
CS4 DEVELOPMENT

2021/06/08
DATE

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) MUNICIPAL WATER AND SEWAGE AVAILABLE
(i) SANDY SILT / SILTY SAND TO CLAYEY SILT / SILTY CLAY
(j) SEE PLAN
(k) MUNICIPAL WATER AND SEWAGE AVAILABLE
(l) SEE PLAN

NOTE: CONTOURS RELATE TO CANADIAN GEODETIC DATUM

REVISIONS

No.	Description	Date	Int.
3			
2			
1			

PROJECT No.:	20697
DATE:	May 18, 2021
SCALE:	1:1500
DRAFTED BY: JS	CHECKED BY: MT
DRAWING No.:	**DP-01**

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