

SUMMARY CHART
SECTION 51(17) PLANNING ACT

(a) THE BOUNDARIES OF THE LAND PROPOSED TO BE SUBDIVIDED, CERTIFIED BY AN ONTARIO LAND SURVEYOR;	AS REFERENCED ON DRAFT PLAN
(b) THE LOCATIONS, WIDTHS AND NAMES OF THE PROPOSED HIGHWAYS WITHIN THE PROPOSED SUBDIVISION AND OF EXISTING HIGHWAYS ON WHICH THE PROPOSED SUBDIVISION ADJUTS;	AS REFERENCED ON DRAFT PLAN
(c) ON A SMALL KEY PLAN, ON A SCALE OF NOT LESS THAN ONE CENTIMETRE TO 100 METRES, ALL OF THE LAND ADJACENT TO THE PROPOSED SUBDIVISION THAT IS OWNED BY THE APPLICANT OR IN WHICH THE APPLICANT HAS AN INTEREST, EVERY SUBDIVISION ADJACENT TO THE PROPOSED SUBDIVISION AND THE RELATIONSHIP OF THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED TO THE BOUNDARIES OF THE TOWNSHIP LOT OR OTHER ORIGINAL GRANT OF WHICH THE LAND FORMS THE WHOLE PART;	AS REFERENCED ON DRAFT PLAN
(d) THE PURPOSE FOR WHICH THE PROPOSED LOTS ARE TO BE USED;	PROPOSED USE OF LOTS: LOTS 1-16 SINGLE DETACHED UNITS
(e) THE EXISTING USES OF ALL ADJOINING LANDS;	AS REFERENCED ON DRAFT PLAN
(f) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS;	AS REFERENCED ON DRAFT PLAN
(f) IF ANY AFFORDABLE HOUSING UNITS ARE BEING PROPOSED, THE SHAPE AND DIMENSIONS OF EACH PROPOSED AFFORDABLE HOUSING UNIT AND THE APPROXIMATE LOCATION OF EACH PROPOSED AFFORDABLE HOUSING UNIT IN RELATION TO OTHER PROPOSED RESIDENTIAL UNITS;	
(g) NATURAL AND ARTIFICIAL FEATURES SUCH AS BUILDINGS OR OTHER STRUCTURES OR INSTALLATIONS, RAILWAYS, HIGHWAYS, WATERCOURSES, DRAINAGE DITCHES, WETLANDS AND WOODED AREAS WITHIN OR ADJACENT TO THE LAND PROPOSED TO BE SUBDIVIDED;	
(h) THE AVAILABILITY AND NATURE OF DOMESTIC WATER SUPPLIES;	REFER TO FUNCTIONAL SERVICING REPORT
(i) THE NATURE AND POROSITY OF THE SOIL;	REFER TO GEOTECHNICAL REPORT
(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;	REFER TO PRELIMINARY GRADING AND SERVICING PLAN
(k) THE MUNICIPAL SERVICES AVAILABLE OR TO BE AVAILABLE TO THE LAND PROPOSED TO BE SUBDIVIDED; AND	REFER TO FUNCTIONAL SERVICING REPORT AND STORMWATER MANAGEMENT PLAN
(l) THE NATURE AND EXTENT OF ANY RESTRICTIONS AFFECTING THE LAND PROPOSED TO BE SUBDIVIDED, INCLUDING RESTRICTIVE COVENANTS OR EASEMENTS. 1994, c. 23, s. 30; 1996, c. 4, s. 28 (3); 2016, c. 25, Sched. 4, s. 8 (1).	NO RESTRICTIONS ON SITE

LAND USE SCHEDULE

10985 - HERITAGE LINE, KEENE

LOT/BLOCK	LOT AREA (ha/acre)	FRONTAGE (m)	INTENDED USE
1	0.27/0.67	58.5	SINGLE DETACHED DWELLING
2	0.24/0.59	24.2	SINGLE DETACHED DWELLING
3	0.45/1.11	22.0	SINGLE DETACHED DWELLING
4	0.74/1.83	29.10	SINGLE DETACHED DWELLING
5	0.33/0.82	51.6	SINGLE DETACHED DWELLING
6	0.37/0.91	52.8	SINGLE DETACHED DWELLING
7	0.28/0.64	71.5	SINGLE DETACHED DWELLING
8	0.30/0.74	44.1	SINGLE DETACHED DWELLING
9	0.22/0.54	38.3	SINGLE DETACHED DWELLING
10	0.20/0.49	35.5	SINGLE DETACHED DWELLING
11	0.22/0.54	42.60	SINGLE DETACHED DWELLING
12	0.20/0.49	39.6	SINGLE DETACHED DWELLING
13	0.23/0.57	26.0	SINGLE DETACHED DWELLING
14	0.22/0.54	22.2	SINGLE DETACHED DWELLING
15	0.22/0.54	22.3	SINGLE DETACHED DWELLING
16	0.22/0.54	22.4	SINGLE DETACHED DWELLING
NORTH COMMON ELEMENT	0.16/0.40		STORMWATER DRAINAGE/STORAGE
ROAD COMMON ELEMENT	0.77/1.90		ROADWAY SERVICING DEVELOPMENT
TOTAL SITE AREA =			5.63 ha / 13.91 acre

LEGAL DESCRIPTION

PART OF LOTS 13 & 14
CONCESSION 6
GEOGRAPHIC TOWNSHIP OF OTONABEE
NOW IN THE
TOWNSHIP OF OTONABEE-SOUTH MONAGHAN
COUNTY OF PETERBOROUGH

SURVEYOR'S CERTIFICATE

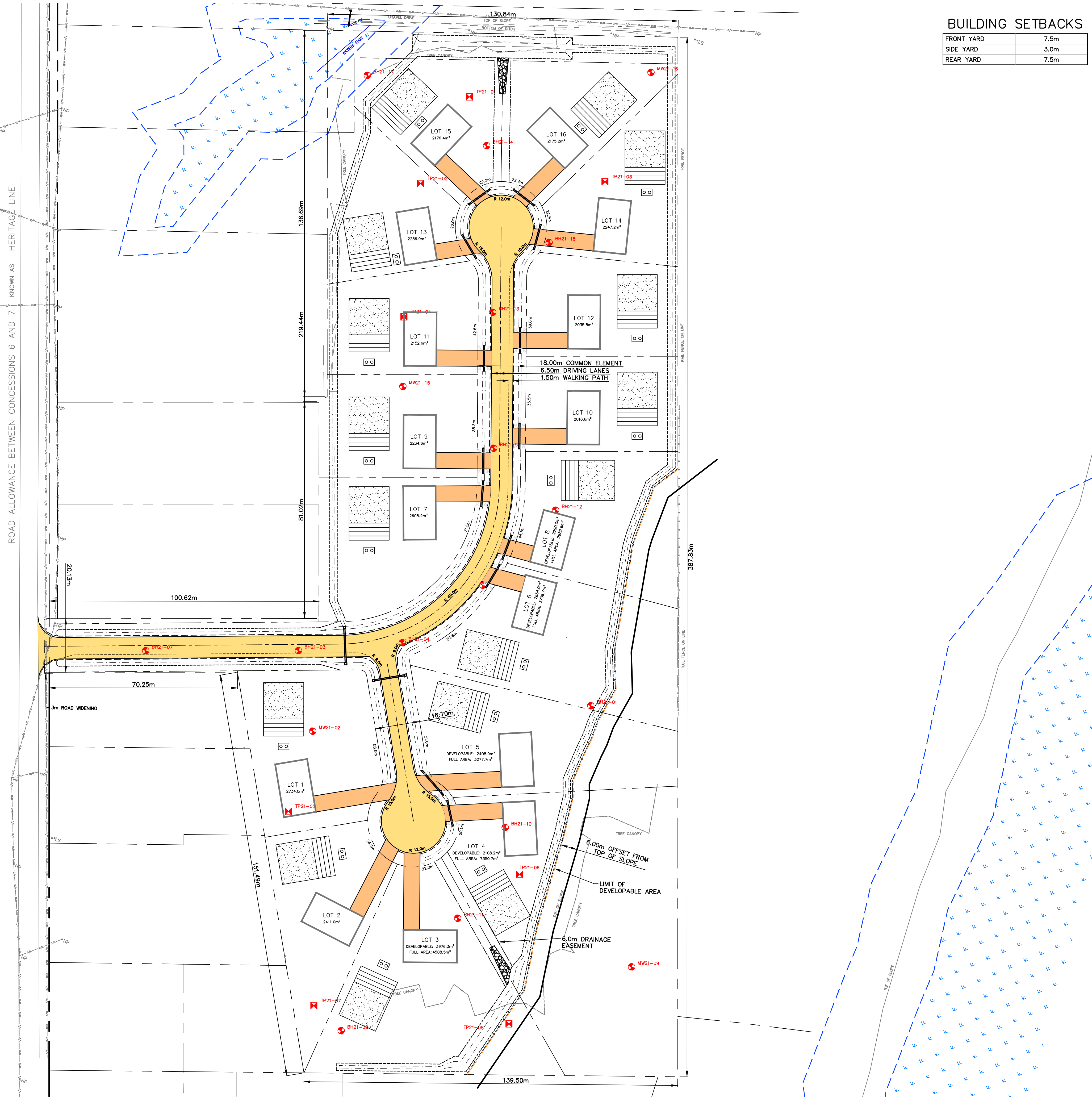
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE SHAWN M. O'CONNOR
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

I AUTHORIZE D.M. WILLS ASSOCIATES LIMITED TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF PETERBOROUGH FOR APPROVAL CERTIFY THAT:

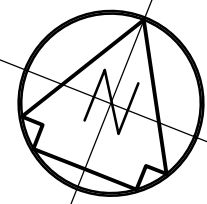
DATED THIS DAY OF 2022



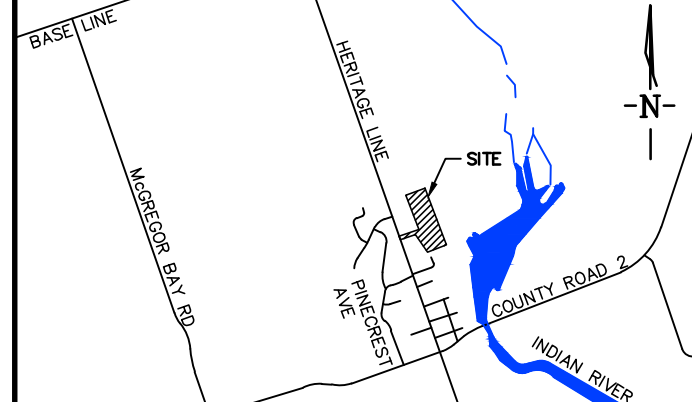
BUILDING SETBACKS

FRONT YARD	7.5m
SIDE YARD	3.0m
REAR YARD	7.5m

BM1 - 206.93m
N: 4902490.35m
E: 728461.29m
KEENE PUBLIC SCHOOL, TABLET
IN NORTHEAST FACE OF
CONCRETE FOUNDATION WALL



KEY PLAN



REVISIONS		
No.	Description	Date
3	ZBA - 3RD SUBMISSION	22/10/07
2	ZBA - 2ND SUBMISSION	22/06/29
1	ZBA - 1ST SUBMISSION	21/09/02

METRIC	
Dimensions are in METRES and/or MILLIMETRES unless otherwise shown	
LEGEND	
TO BE READ IN CONJUNCTION WITH OPSD 100 SERIES	
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED MEDIUM DUTY ASPHALT
	UNEVALUATED WETLAND
	EX. BUILDING
	EX./PR. EDGE OF PAVEMENT
	EX./PR. ROAD CENTERLINE
	EX./PR. EDGE OF SHOULDER/GRAVEL
	EX./PR. WATER VALVE
	EXISTING HYDRO POLE
	EX. OVERHEAD HYDRO
	EX. UNDERGROUND HYDRO
	EX./PR. DITCH
	PR. SWALE
	PR. CULVERT
	PR. CATCH BASIN
	EX./PR. WATERMAIN
	R.O.W.
	PROPERTY LINE
	EXISTING VEGETATION
	PROPOSED HOUSE WITH 2 CAR GARAGE
	SEPTIC TANK
	TILE FIELD AND MANTLE

TILE FIELD AND MANTLE

WILLS
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F. 705.748.9944
E. wills@dmwills.com

Project Name/Location

HERITAGE LINE
RESIDENTIAL

KEENE, ONTARIO

Drawing Title

DRAFT PLAN

Drawn By: M.B.	SCALE: Horiz. 1:750	Vert. -
Designed By: M.B.	Issue Date: OCTOBER 7 2022	
Checked By: J.D.F.	Project No.: Z1-10985	Sht. No.
Engineer: C.P.B.	Dwg File No.: 10985-SP	400

NOT FOR CONSTRUCTION