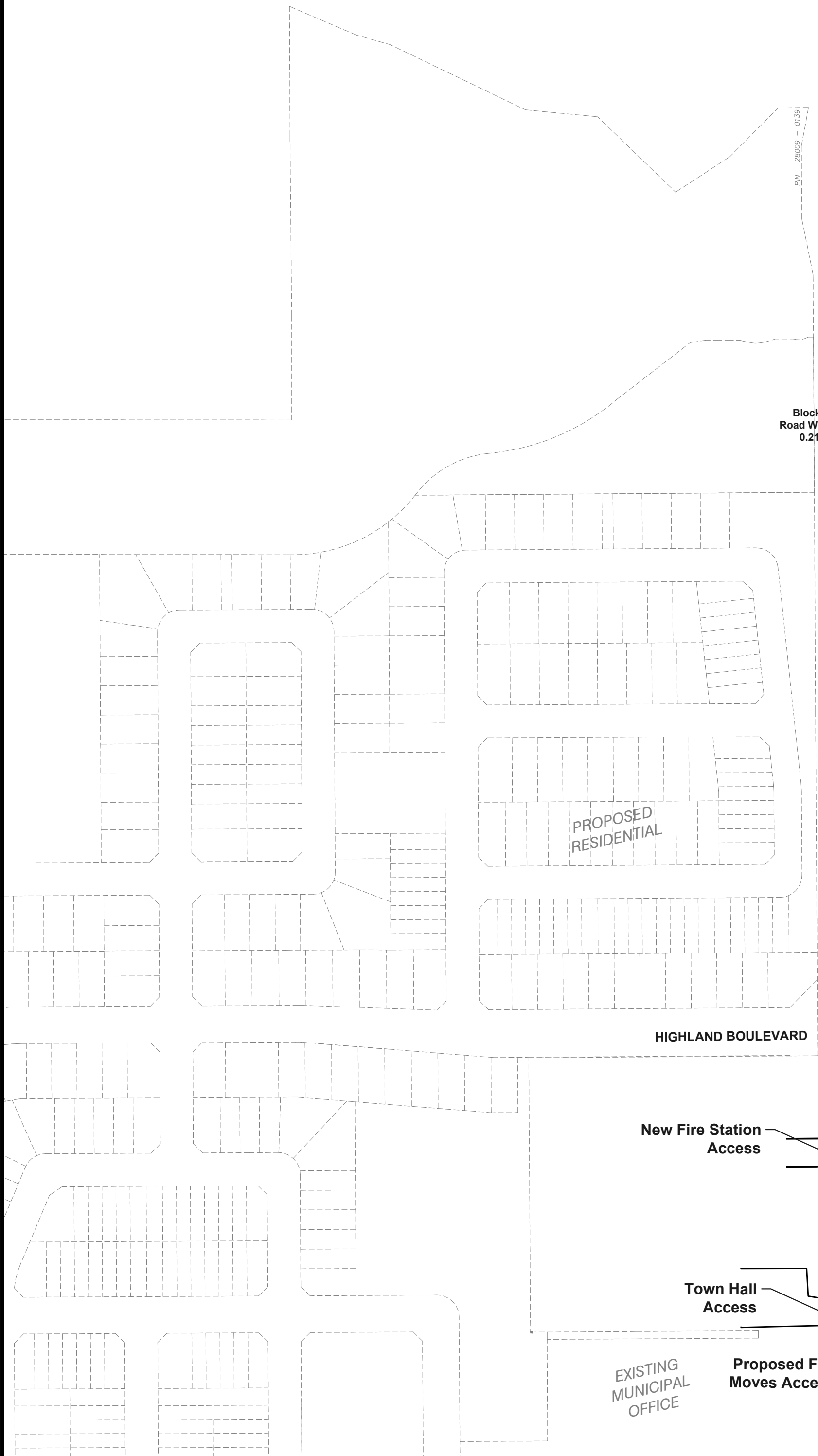


EXISTING AGRICULTURAL
LOT 13 CONCESSION 7

LEGEND

- Development Limit
- Floodline
- Watercourse
- 30m Significant Woodland Setback
- 30m Wetland Setback
- 30m Watercourse Setback



Schedule of Land Use			
Description	Lot / Block No.	Residential Units	Area (ha)
Minimum Lot Width 10.7m (35)	C 1-3, 83-87, 91-121, 128-151, 200, 201	65	2.73
Minimum Lot Width 13.7m (45)	B 4-11, 51-55, 57, 61-67, 69-82, 89, 90, 122-127, 152-157	49	2.11
Minimum Lot Width 15.9m (52)	A 12-50, 56, 58-60, 68, 88	45	2.27
Total Single Detached		159	7.11
Street Townhouse Minimum Lot Width 7.62m (24)	158-185	148	3.91
Medium Density	186, 187	176	1.74
Commercial Block	188, 189		9.06
Net Developable Total		483	21.82
Park	190		1.93
Stormwater Management Pond	191		1.63
Natural Heritage System	192, 193		1.95
Future Residential	194		0.07
0.3m Reserve	195, 196		0.00
Road Widening	197-199		0.39
Right of Way	STREETS A-I		5.83
Total Site Area			33.62

TITLE:

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION:

DRAFT PLAN OF SUBDIVISION
PART OF LOT 13
CONCESSION 6
GEOGRAPHIC TOWNSHIP OF CAVAN
TOWNSHIP OF CAVAN
COUNTY OF PETERBOROUGH

PROJECT NAME

FALLIS NORTH

KEY PLAN:

ADDRESS

963 COUNTY ROAD 10

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

IBW SURVEYORS
DAVID COMERY, O.L.S.

July 2, 2025
DATE

OWNER'S CERTIFICATE:

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

SAVERIO MONTEMARANO
VARGAS P INC.

July 2, 2025
DATE

REQUIRED INFORMATION:

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

(a) SEE PLAN
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REVISIONS

No.	Description	Date	Int.
3			
2			
1	1st DPS/OPA/ZBA SUBMISSION	25/07/02	EC

PROJECT No.: 20598

DATE: July 2, 2025

SCALE: 1:2000

DRAFTED BY: EC

CHECKED BY:

DRAWING No.: **DP-01**

Biglieri

2472 Kingston Road, Toronto
21 King Street W, Suite 1602, Hamilton
(416) 693-3155
thebiglierigroup.com