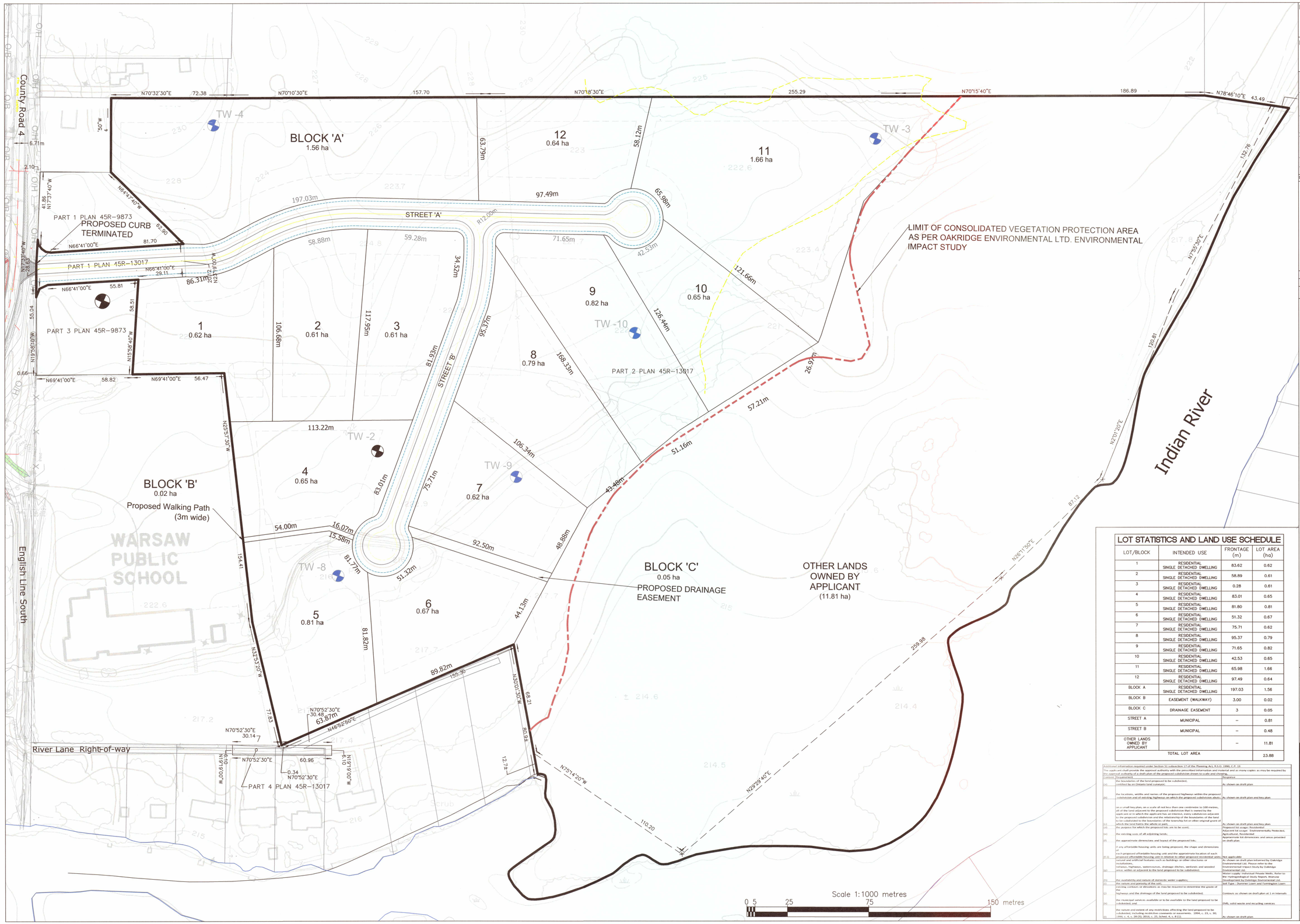
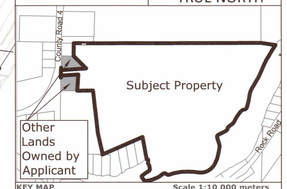


BM1

BM2 – ELEV.

TRUE NORTH



KEY MAP — Scale 1:10 000 meters

No.	Description	Date
	Revisions	

Metric: Dimensions are in metres and/or millimeters unless otherwise shown, and can be converted to feet by dividing by 0.3048

Legend

- Subject Property
- Proposed Lot Line
- Proposed Lot Building Envelope
- Consolidated Vegetation Protection Boundary
- Existing Historic Well
- Existing Test Well (to service lot)

OWNERS AUTHORIZATION

I authorize D.M. Wills Associates Limited to prepare and submit this draft plan of subdivision to the Township of Douro Dummer for approval.

OWNER: Jason Riel — DATE: Feb 27/23

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the land to be subdivided and their relationship to the adjacent lands are accurately and correctly shown.

Surveyor: C. Gordon — Ontario Land Surveyor — DATE: 23 Feb/23

PREPARED BY:

Land Use Planner (RPP): D. Tighe — DATE: 02/24/23

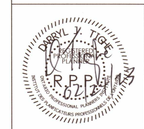
LOT STATISTICS AND LAND USE SCHEDULE

LOT/BLOCK	INTENDED USE	FRONTAGE (m)	LOT AREA (ha)
1	RESIDENTIAL SINGLE DETACHED DWELLING	83.62	0.62
2	RESIDENTIAL SINGLE DETACHED DWELLING	58.89	0.61
3	RESIDENTIAL SINGLE DETACHED DWELLING	0.28	0.61
4	RESIDENTIAL SINGLE DETACHED DWELLING	83.01	0.65
5	RESIDENTIAL SINGLE DETACHED DWELLING	81.80	0.81
6	RESIDENTIAL SINGLE DETACHED DWELLING	51.32	0.67
7	RESIDENTIAL SINGLE DETACHED DWELLING	75.71	0.62
8	RESIDENTIAL SINGLE DETACHED DWELLING	95.37	0.79
9	RESIDENTIAL SINGLE DETACHED DWELLING	71.65	0.82
10	RESIDENTIAL SINGLE DETACHED DWELLING	42.53	0.65
11	RESIDENTIAL SINGLE DETACHED DWELLING	65.98	1.66
12	RESIDENTIAL SINGLE DETACHED DWELLING	97.49	0.64
BLOCK A	RESIDENTIAL SINGLE DETACHED DWELLING	197.03	1.56
BLOCK B	EASEMENT (WALKWAY)	3.00	0.02
BLOCK C	DRAINAGE EASEMENT	3	0.05
STREET A	MUNICIPAL	--	0.81
STREET B	MUNICIPAL	--	0.48
OTHER LANDS OWNED BY APPLICANT		--	11.81
TOTAL LOT AREA			23.88

Additional information required under Section 51 subsection 17 of the Planning Act, R.S.O. 1990, C.P. 13

The applicant shall provide the approval authority with the prescribed information and material and as many copies as may be required by the approval authority of a draft plan of the proposed subdivision drawn to scale and showing,

Content	Requirement	Response
(a)	the boundaries of the land proposed to be subdivided, certified by an Ontario land surveyor;	As shown 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 abuts;	As shown on draft plan and key plan
(c)	on a small key plan, on a scale of not less than one centimeter 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 or part;	As shown on draft plan and key plan
(d)	the purpose for which the proposed lots are to be used;	Proposed lot usage: Residential Adjacent lot usage: Environmentally Protected, Agricultural, Residential
(e)	the existing uses of all adjoining lands;	
(f)	the approximate dimensions and layout of the proposed lots;	Approximate lot dimensions and areas provided on draft plan
(g.1)	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;	Not applicable
(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;	As shown on draft plan informed by Oakridge Environmental Ltd. Please refer to the Environmental Impact Study by Oakridge Environmental Ltd.
(h)	the availability and nature of domestic water supplies;	Water supply: Municipal Piped Water. Refer to Servicing Report prepared by Stantec
(i)	the nature and potability of the soil;	Soil Type: Dummer Loam and Farmington Loam
(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;	Contours as shown on draft plan at 1 m intervals
(k)	the municipal services available or to be available to the land proposed to be subdivided; and	CMS, solid waste and recycling services
(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).	As shown on draft plan



Notes:
Metric- All dimensions are shown in meters unless otherwise specified and can be converted to feet by dividing by 0.3048

Sources:
Property information based on Plan 45R-13017 - Plan of Survey by J.B. Flegyd (OLS) dated May 20th, 2004

Contour information provided by Landmark Associates Ltd.

Road Elevation data provided by County of Peterborough.

WILLS

D.M. Wills Associates Limited
150 Jameson Drive
Peterborough, Ontario
Canada K9J 0B9

P. 705.742.2297
F. 705.748.9944
E. wills@dmwills.com

PROPOSED WARSAW SUBDIVISION (RIEL)
DRAFT PLAN OF SUBDIVISION

PART LOT 13, CONCESSION 2 (DUMMER)
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH

Drawn By: J.W.		SCALE: Horz. 1:1000m Vert.	
Designed By: J.W.		Plot Date: December 5, 2022	
Checked By: A.D./D.T.		Project No.: 85010	
Planner: D. Tighe		Dwg File No.:	SP1