LEGAL DESCRIPTION

LOT 17 & 18 GEOGRAPHIC TOWNSHIP OF OTONABEE TOWNSHIP OF OTONABEE-SOUTH MONAGHAN

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_ __ _ _ _ _2023

SURVEYOR'S CERTIFICATE

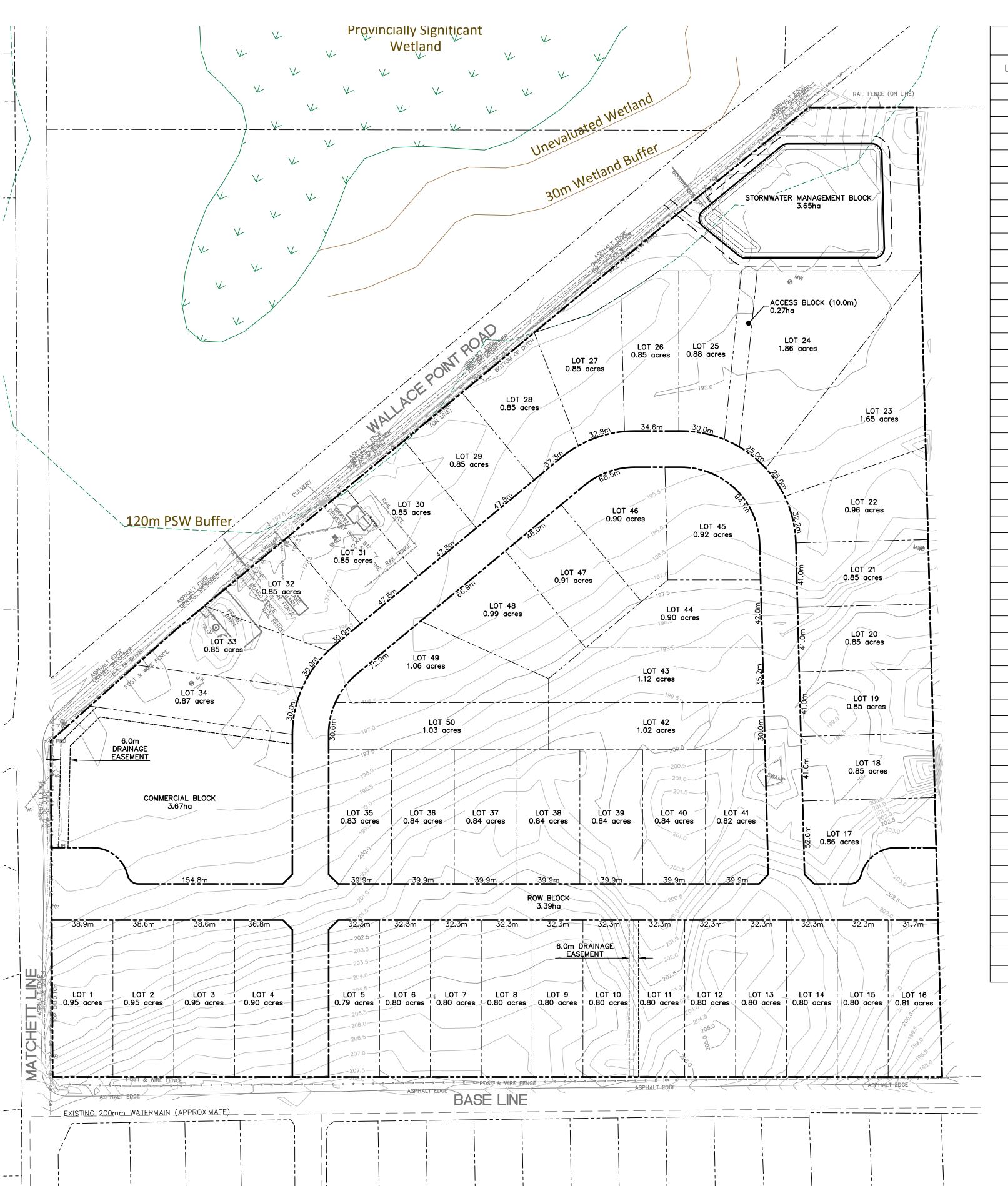
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

SHAWN M. O'CONNOR ONTARIO LAND SURVEYOR

BUILDING SETBACKS

FRONT YARD	TBD
SIDE YARD	TBD
REAR YARD	TBD

SUMN	MARY TABLE
	/ALLACE POINT ROAD, :—SOUTH MONAGHAN
REGULATIONS	PROPOSED
NUMBER OF LOTS	50 RESIDENTIAL LOTS 1 COMMERCIAL BLOCK 1 SWM BLOCK 1 ACCESS BLOCK 1 RIGHT-OF-WAY BLOCK
LOT AREA (MIN.)	0.79 ACRE (3197.0m²)
LOT FRONTAGE (MIN.)	25.0m
AVERAGE LOT DEPTH	72-84m
ROAD AREA	3.39ha
TOTAL SITE AREA	24.79ha



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25	23	0.67/1.65	25.0	SINGLE DETACHED DWELLING	
26 0.34/0.85 34.6 SINGLE DETACHED DWELLING 27 0.34/0.85 32.8 SINGLE DETACHED DWELLING 28 0.34/0.85 37.3 SINGLE DETACHED DWELLING 29 0.34/0.85 47.8 SINGLE DETACHED DWELLING 30 0.34/0.85 47.8 SINGLE DETACHED DWELLING 31 0.34/0.85 47.8 SINGLE DETACHED DWELLING 32 0.34/0.85 30.0 SINGLE DETACHED DWELLING 33 0.34/0.85 30.0 SINGLE DETACHED DWELLING 34 0.35/0.87 30.0 SINGLE DETACHED DWELLING 35 0.34/0.83 39.9 SINGLE DETACHED DWELLING 36 0.34/0.84 39.9 SINGLE DETACHED DWELLING 37 0.34/0.84 39.9 SINGLE DETACHED DWELLING 38 0.34/0.84 39.9 SINGLE DETACHED DWELLING 39 0.34/0.84 39.9 SINGLE DETACHED DWELLING 40 0.34/0.84 39.9 SINGLE DETACHED DWELLING 41 0.33/0.82 39.9 SINGLE DETACHED DWELLING 42 0.41/1.02 30.0 SINGLE DETACHED DWELLING 43 0.45/1.12 35.2 SINGLE DETACHED DWELLING 44 0.37/0.90 42.8 SINGLE DETACHED DWELLING 45 0.37/0.92 94.1 SINGLE DETACHED DWELLING 46 0.37/0.90 68.5 SINGLE DETACHED DWELLING 47 0.37/0.91 46.0 SINGLE DETACHED DWELLING 48 0.40/0.99 66.9 SINGLE DETACHED DWELLING 50 0.42/1.03 30.6 SINGLE DETACHED DWELLING 51 1.48/3.65 - SWM POND BLOCK 52 0.11/0.27 - SWM POND BLOCK 53 1.48/3.65 - SWM POND BLOCK 54 3.39/8.38 - RIGHT-OF-WAY BLOCK	24	0.75/1.86	25.0	SINGLE DETACHED DWELLING	
27 0.34/0.85 32.8 SINGLE DETACHED DWELLING 28 0.34/0.85 37.3 SINGLE DETACHED DWELLING 29 0.34/0.85 47.8 SINGLE DETACHED DWELLING 30 0.34/0.85 47.8 SINGLE DETACHED DWELLING 31 0.34/0.85 47.8 SINGLE DETACHED DWELLING 32 0.34/0.85 30.0 SINGLE DETACHED DWELLING 33 0.34/0.85 30.0 SINGLE DETACHED DWELLING 34 0.35/0.87 30.0 SINGLE DETACHED DWELLING 35 0.34/0.83 39.9 SINGLE DETACHED DWELLING 36 0.34/0.84 39.9 SINGLE DETACHED DWELLING 37 0.34/0.84 39.9 SINGLE DETACHED DWELLING 38 0.34/0.84 39.9 SINGLE DETACHED DWELLING 40 0.34/0.84 39.9 SINGLE DETACHED DWELLING 41 0.33/0.82 39.9 SINGLE DETACHED DWELLING 42 0.41/1.02 30.0 SINGLE DETACHED DWELLING 43 0.45/1.12 35.2 SINGLE DETACHED DWELLING 44 0.37/0.90 42.8 SINGLE DETACHED DWELLING 45 0.37/0.90 42.8 SINGLE DETACHED DWELLING 46 0.37/0.90 68.5 SINGLE DETACHED DWELLING 47 0.37/0.91 46.0 SINGLE DETACHED DWELLING 48 0.40/0.99 66.9 SINGLE DETACHED DWELLING 50 0.42/1.03 30.6 SINGLE DETACHED DWELLING 51 1.48/3.67 154.8 COMMERCIAL BLOCK 52 0.11/0.27 — SWM POND BLOCK 53 1.48/3.65 — SWM POND BLOCK 54 3.39/8.38 — RIGHT-OF-WAY BLOCK	25	0.36/0.88	30.0	SINGLE DETACHED DWELLING	
28	26	0.34/0.85	34.6	SINGLE DETACHED DWELLING	
29	27	0.34/0.85	32.8	SINGLE DETACHED DWELLING	1
30	28	0.34/0.85	37.3	SINGLE DETACHED DWELLING]
31	29	0.34/0.85	47.8	SINGLE DETACHED DWELLING	
32	30	0.34/0.85	47.8	SINGLE DETACHED DWELLING	
33	31	0.34/0.85	47.8	SINGLE DETACHED DWELLING	
34	32	0.34/0.85	30.0	SINGLE DETACHED DWELLING	
35	33	0.34/0.85	30.0	SINGLE DETACHED DWELLING	
36	34	0.35/0.87	30.0	SINGLE DETACHED DWELLING	
37	35	0.34/0.83	39.9	SINGLE DETACHED DWELLING	
38	36	0.34/0.84	39.9	SINGLE DETACHED DWELLING	
39	37	0.34/0.84	39.9	SINGLE DETACHED DWELLING	7
40 0.34/0.84 39.9 SINGLE DETACHED DWELLING 41 0.33/0.82 39.9 SINGLE DETACHED DWELLING 42 0.41/1.02 30.0 SINGLE DETACHED DWELLING 43 0.45/1.12 35.2 SINGLE DETACHED DWELLING 44 0.37/0.90 42.8 SINGLE DETACHED DWELLING 45 0.37/0.92 94.1 SINGLE DETACHED DWELLING 46 0.37/0.90 68.5 SINGLE DETACHED DWELLING 47 0.37/0.91 46.0 SINGLE DETACHED DWELLING 48 0.40/0.99 66.9 SINGLE DETACHED DWELLING 49 0.43/1.06 72.9 SINGLE DETACHED DWELLING 50 0.42/1.03 30.6 SINGLE DETACHED DWELLING 51 1.48/3.67 154.8 COMMERCIAL BLOCK 52 0.11/0.27 - SWM POND BLOCK 53 1.48/3.65 - SWM POND BLOCK 54 3.39/8.38 - RIGHT-OF-WAY BLOCK	38	0.34/0.84	39.9	SINGLE DETACHED DWELLING	7
41 0.33/0.82 39.9 SINGLE DETACHED DWELLING 42 0.41/1.02 30.0 SINGLE DETACHED DWELLING 43 0.45/1.12 35.2 SINGLE DETACHED DWELLING 44 0.37/0.90 42.8 SINGLE DETACHED DWELLING 45 0.37/0.92 94.1 SINGLE DETACHED DWELLING 46 0.37/0.90 68.5 SINGLE DETACHED DWELLING 47 0.37/0.91 46.0 SINGLE DETACHED DWELLING 48 0.40/0.99 66.9 SINGLE DETACHED DWELLING 49 0.43/1.06 72.9 SINGLE DETACHED DWELLING 50 0.42/1.03 30.6 SINGLE DETACHED DWELLING 51 1.48/3.67 154.8 COMMERCIAL BLOCK 52 0.11/0.27 - SWM POND ACCESS BLOCK 53 1.48/3.65 - SWM POND BLOCK 54 3.39/8.38 - RIGHT-OF-WAY BLOCK	39	0.34/0.84	39.9	SINGLE DETACHED DWELLING] [
42	40	0.34/0.84	39.9	SINGLE DETACHED DWELLING	7
43	41	0.33/0.82	39.9	SINGLE DETACHED DWELLING	7
44 0.37/0.90 42.8 SINGLE DETACHED DWELLING 45 0.37/0.92 94.1 SINGLE DETACHED DWELLING 46 0.37/0.90 68.5 SINGLE DETACHED DWELLING 47 0.37/0.91 46.0 SINGLE DETACHED DWELLING 48 0.40/0.99 66.9 SINGLE DETACHED DWELLING 49 0.43/1.06 72.9 SINGLE DETACHED DWELLING 50 0.42/1.03 30.6 SINGLE DETACHED DWELLING 51 1.48/3.67 154.8 COMMERCIAL BLOCK 52 0.11/0.27 - SWM POND ACCESS BLOCK 53 1.48/3.65 - SWM POND BLOCK 54 3.39/8.38 - RIGHT-OF-WAY BLOCK	42	0.41/1.02	30.0	SINGLE DETACHED DWELLING	7
45 0.37/0.92 94.1 SINGLE DETACHED DWELLING 46 0.37/0.90 68.5 SINGLE DETACHED DWELLING 47 0.37/0.91 46.0 SINGLE DETACHED DWELLING 48 0.40/0.99 66.9 SINGLE DETACHED DWELLING 49 0.43/1.06 72.9 SINGLE DETACHED DWELLING 50 0.42/1.03 30.6 SINGLE DETACHED DWELLING 51 1.48/3.67 154.8 COMMERCIAL BLOCK 52 0.11/0.27 - SWM POND ACCESS BLOCK 53 1.48/3.65 - SWM POND BLOCK 54 3.39/8.38 - RIGHT-OF-WAY BLOCK	43	0.45/1.12	35.2	SINGLE DETACHED DWELLING	11
46 0.37/0.90 68.5 SINGLE DETACHED DWELLING 47 0.37/0.91 46.0 SINGLE DETACHED DWELLING 48 0.40/0.99 66.9 SINGLE DETACHED DWELLING 49 0.43/1.06 72.9 SINGLE DETACHED DWELLING 50 0.42/1.03 30.6 SINGLE DETACHED DWELLING 51 1.48/3.67 154.8 COMMERCIAL BLOCK 52 0.11/0.27 - SWM POND ACCESS BLOCK 53 1.48/3.65 - SWM POND BLOCK 54 3.39/8.38 - RIGHT-OF-WAY BLOCK D.M. Wills 150 Jame Peterbord Canada	44	0.37/0.90	42.8	SINGLE DETACHED DWELLING	7
47 0.37/0.91 46.0 SINGLE DETACHED DWELLING 48 0.40/0.99 66.9 SINGLE DETACHED DWELLING 49 0.43/1.06 72.9 SINGLE DETACHED DWELLING 50 0.42/1.03 30.6 SINGLE DETACHED DWELLING 51 1.48/3.67 154.8 COMMERCIAL BLOCK 52 0.11/0.27 - SWM POND ACCESS BLOCK 53 1.48/3.65 - SWM POND BLOCK 54 3.39/8.38 - RIGHT-OF-WAY BLOCK D.M. Wills 150 James Peterbord Canadal P. 705.74	45	0.37/0.92	94.1	SINGLE DETACHED DWELLING	<u> </u>
47 0.37/0.91 46.0 SINGLE DETACHED DWELLING 48 0.40/0.99 66.9 SINGLE DETACHED DWELLING 49 0.43/1.06 72.9 SINGLE DETACHED DWELLING 50 0.42/1.03 30.6 SINGLE DETACHED DWELLING 51 1.48/3.67 154.8 COMMERCIAL BLOCK 52 0.11/0.27 - SWM POND ACCESS BLOCK 53 1.48/3.65 - SWM POND BLOCK 54 3.39/8.38 - RIGHT-OF-WAY BLOCK D.M. Wills 150 James Peterbord Canadal P. 705.74	46	0.37/0.90	68.5	SINGLE DETACHED DWELLING	1
48		•			1
49		•			1
50 0.42/1.03 30.6 SINGLE DETACHED DWELLING 51 1.48/3.67 154.8 COMMERCIAL BLOCK 52 0.11/0.27 - SWM POND ACCESS BLOCK 53 1.48/3.65 - SWM POND BLOCK 54 3.39/8.38 - RIGHT-OF-WAY BLOCK		·			1
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53 1.48/3.65 - SWM POND BLOCK 54 3.39/8.38 - RIGHT-OF-WAY BLOCK P. 705.743		•			
54 3.39/8.38 - RIGHT-OF-WAY BLOCK Peterbord Canada I					D.M. Wills Asso
P. 705.74		· ·	_		150 Jameson Peterborough
F 705 748		3.39/6.38		KIGHT-OF-WAT BLOCK	Canada K9J (P. 705.742.229 F. 705.748.994

Parcel Area Table



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

roject Name/Location

PROPOSED RESIDENTIAL DEVELOPMENT

Dimensions are in METRES and/or MILLIMETRES unless otherwise shown

Date

04/21/23

3491 WALLACE POINT ROAD, PETERBOROUGH Orawing Title

DRAFT PLAN

SCALE: Horz. 1:1500 Vert.	-
Issue Date: April 21, 2023	
Project No.: 21-85162	Sht. No.:
Dwg File No.: 85162 - DP	7 200
	Issue Date: April 21, 2023 Project No.: 21-85162

NOT FOR CONSTRUCTION