

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 ABUTS;	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;	AS REFERENCED ON DRAFT PLAN
(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
(h) 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;	REFER TO PLANNING JUSTIFICATION REPORT
(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 REFERENCED ON DRAFT PLAN
(h) THE AVAILABILITY AND NATURE OF DOMESTIC WATER SUPPLIES;	REFER TO FUNCTIONAL SERVICING REPORT
(i) THE NATURE AND POROSITY OF THE SOIL;	REFER TO SUBSURFACE SOIL AND INFILTRATION INVESTIGATION 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;	AS REFERENCED ON DRAFT PLAN
(k) THE MUNICIPAL SERVICES AVAILABLE OR TO BE AVAILABLE TO THE LAND PROPOSED TO BE SUBDIVIDED; AND	REFER TO FUNCTIONAL SERVICING REPORT
(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

LEGAL DESCRIPTION

LOT 17 & 18
CONCESSION 15
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

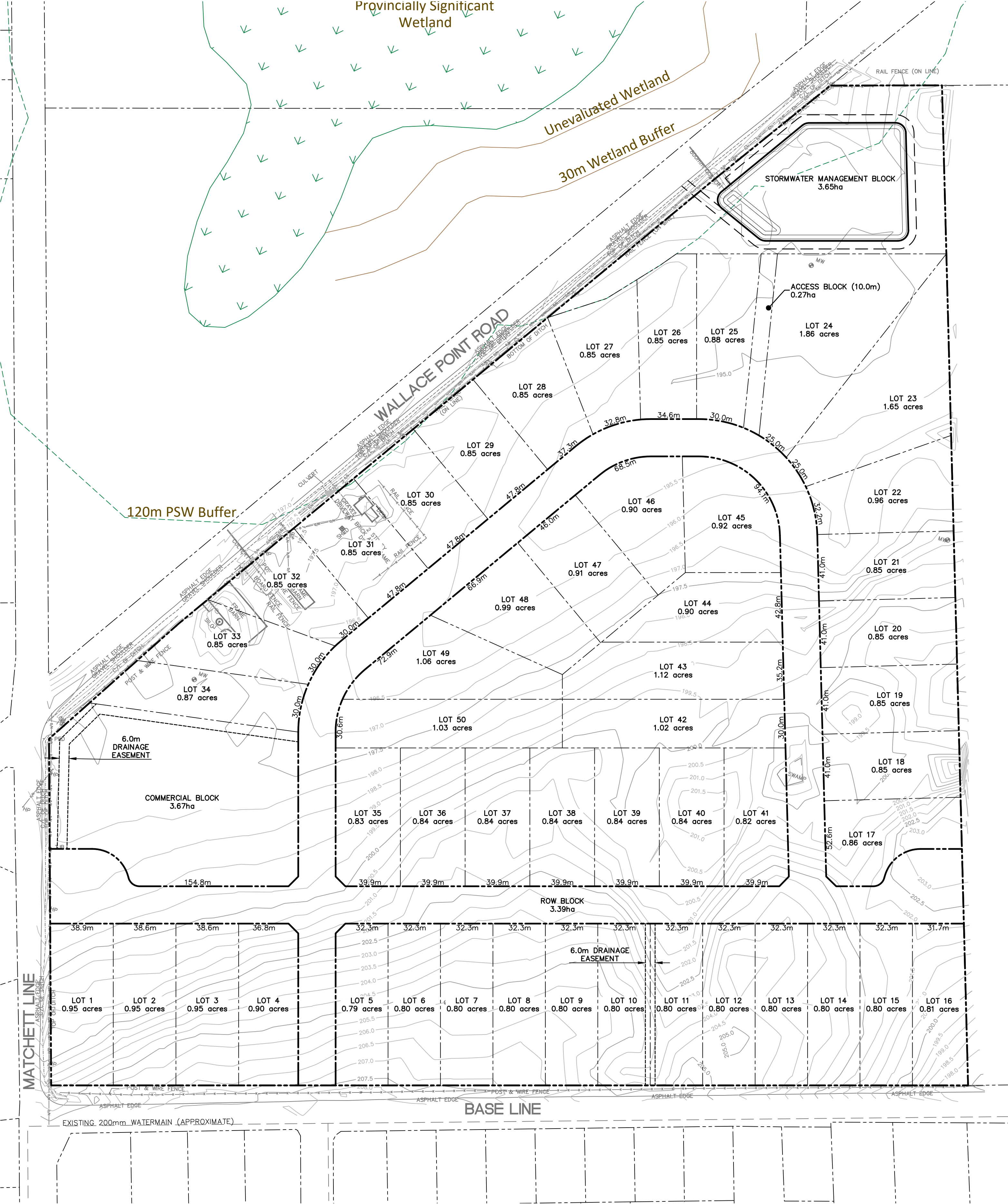
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE SHAWN M. O'CONNOR
ONTARIO LAND SURVEYOR

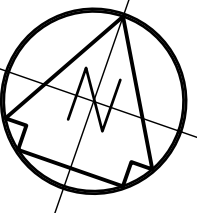
BUILDING SETBACKS

FRONT YARD	TBD
SIDE YARD	TBD
REAR YARD	TBD

SUMMARY TABLE	
85162 – WALLACE POINT ROAD, OTONABEE-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 (3197.0m ²)
LOT FRONTAGE (MIN.)	25.0m
AVERAGE LOT DEPTH	72–84m
ROAD AREA	3.39ha
TOTAL SITE AREA	24.79ha

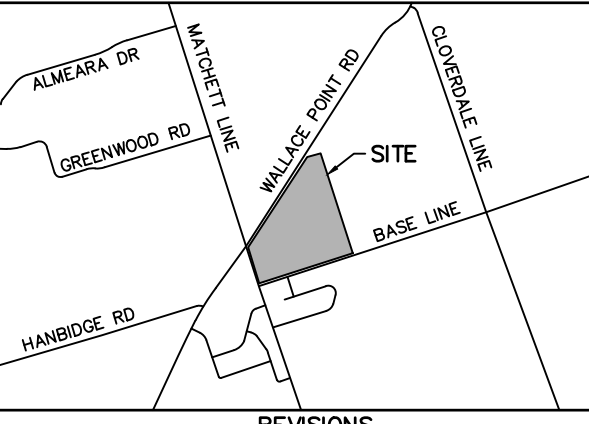


Parcel Area Table			
LOT #	Area (ha/acres)	Frontage (m)	Intended Use
1	0.38/0.95	38.9	SINGLE DETACHED DWELLING
2	0.38/0.95	38.6	SINGLE DETACHED DWELLING
3	0.38/0.95	38.6	SINGLE DETACHED DWELLING
4	0.36/0.90	36.8	SINGLE DETACHED DWELLING
5	0.32/0.79	32.3	SINGLE DETACHED DWELLING
6	0.32/0.80	32.3	SINGLE DETACHED DWELLING
7	0.32/0.80	32.3	SINGLE DETACHED DWELLING
8	0.32/0.80	32.3	SINGLE DETACHED DWELLING
9	0.32/0.80	32.3	SINGLE DETACHED DWELLING
10	0.32/0.80	32.3	SINGLE DETACHED DWELLING
11	0.32/0.80	32.3	SINGLE DETACHED DWELLING
12	0.32/0.80	32.3	SINGLE DETACHED DWELLING
13	0.32/0.80	32.3	SINGLE DETACHED DWELLING
14	0.32/0.80	32.3	SINGLE DETACHED DWELLING
15	0.32/0.80	32.3	SINGLE DETACHED DWELLING
16	0.33/0.81	31.7	SINGLE DETACHED DWELLING
17	0.35/0.86	52.6	SINGLE DETACHED DWELLING
18	0.34/0.85	41.0	SINGLE DETACHED DWELLING
19	0.34/0.85	41.0	SINGLE DETACHED DWELLING
20	0.34/0.85	41.0	SINGLE DETACHED DWELLING
21	0.34/0.85	41.0	SINGLE DETACHED DWELLING
22	0.39/0.96	32.2	SINGLE DETACHED DWELLING
23	0.67/1.65	25.0	SINGLE DETACHED DWELLING
24	0.75/1.86	25.0	SINGLE DETACHED DWELLING
25	0.36/0.88	30.0	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
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



TRUE NORTH

KEY PLAN




REVISIONS

No.	Description	Date
1	FIRST SUBMISSION	04/21/23

METRIC

LEGEND

Dimensions are in METRES and/or MILLIMETRES unless otherwise shown TO BE READ IN CONJUNCTION WITH OFSD 100 SERIES



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Project Name/Location

PROPOSED RESIDENTIAL DEVELOPMENT

3491 WALLACE POINT ROAD, PETERBOROUGH

Drawing Title

DRAFT PLAN

Drawn By: M.B.	SCALE: Horiz. 1:1500	Vert. –
Designed By: M.B.	Issue Date: April 21, 2023	
Checked By: J.D.F.	Project No.: 21–85162	Sht. No.:
Engineer: – – –	Dwg File No.: 85162 – DP	200

NOT FOR CONSTRUCTION