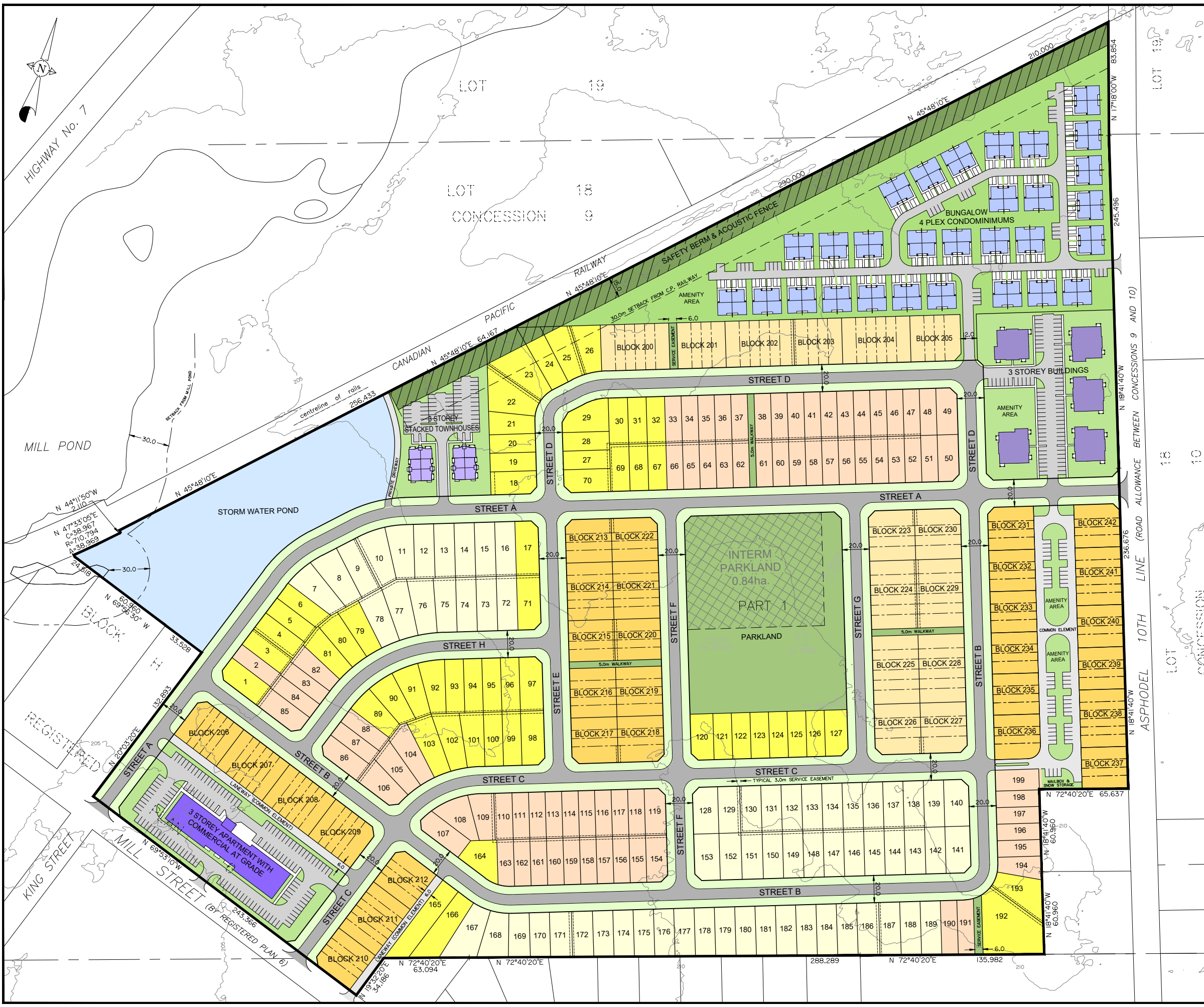




DEVELOPMENT SITE PLAN

UPPER MILL POND

PART OF BLOCK H, REGISTERED PLAN 6
FORMERLY VILLAGE OF NORWOOD
AND PART OF LOTS 17, 18 AND 19
CONCESSION 9
GEOGRAPHIC TOWNSHIP OF ASPHODEL
TOWNSHIP OF ASPHODEL-NORWOOD
COUNTY OF PETERBOROUGH

SCALE = N.T.S.

LAND USE SUMMARY				
LAND USE	AREA(ha)	AREA%	UNITS	UNITS
12.2m - SINGLE DETACHED LOTS	3.41	9.6	76	
13.7m - SINGLE DETACHED LOTS	3.50	9.9	57	
15.0m - SINGLE DETACHED LOTS	3.79	10.7	66	
6.1m - 2 STOREY TOWNHOUSES (INCLUDING LANES)	3.44	9.7	134	
7.4m - BUNGALOW TOWNHOUSES	2.07	5.8	70	
LOW DENSITY TOTAL - 16.21ha				403
3 STOREY APARTMENT BUILDING WITH COMMERCIAL AT GRADE (SOUTH WEST SIDE) 1842sq.m GFA	1.08	3.0	40	
2 - 12 UNIT, 3 STOREY, STACKED TOWNHOUSE BUILDINGS	0.66	1.9	24	
MEDIUM DENSITY CONDOMINIUM BLOCK 29 - 4 PLEX BUNGALOW UNITS	4.74	13.3	116	
5 - 12 UNIT, 3 STOREY, BUILDINGS	1.21	3.4	60	
MEDIUM DENSITY TOTAL - 7.69ha				240
LANEWAY COMMON ELEMENT FOR TOWNHOUSES	0.82	2.3		
PRIVATE LANE	0.03	0.1		
PARKLAND, WALKWAYS & SERVICE EASEMENTS	1.84	5.2		
STORM WATER POND	1.75	4.9		
20.0m MUNICIPAL ROAD ALLOWANCE - 3607.0m (STREETS A, B, C, D, E, F, G & H)	7.16	20.2		
TOTAL	35.50ha	100.0%		643

LOW DENSITY RESIDENTIAL
403 UNITS/16.21ha. = 24 UNITS/ha (NET)
MEDIUM DENSITY RESIDENTIAL
240 UNITS/7.69ha. = 31 UNITS/ha (NET)
OVERALL NET DENSITY
643 UNITS/23.90ha. = 27 UNITS/ha (NET)

No.	REVISION	DATE	APPROV	
1	DRAWN BY: L.B.	CHECKED BY: R.F.A.	DATE: DEC. 22, 2023	SCALE: N.T.S.

METRIC NOTE:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048.

CONTOURS NOTE:
CONTOURS PROVIDED BY CANADIAN LIDAR DATA AND DRAWING AT 5.0m INTERVALS.

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DECEMBER 22, 2023

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