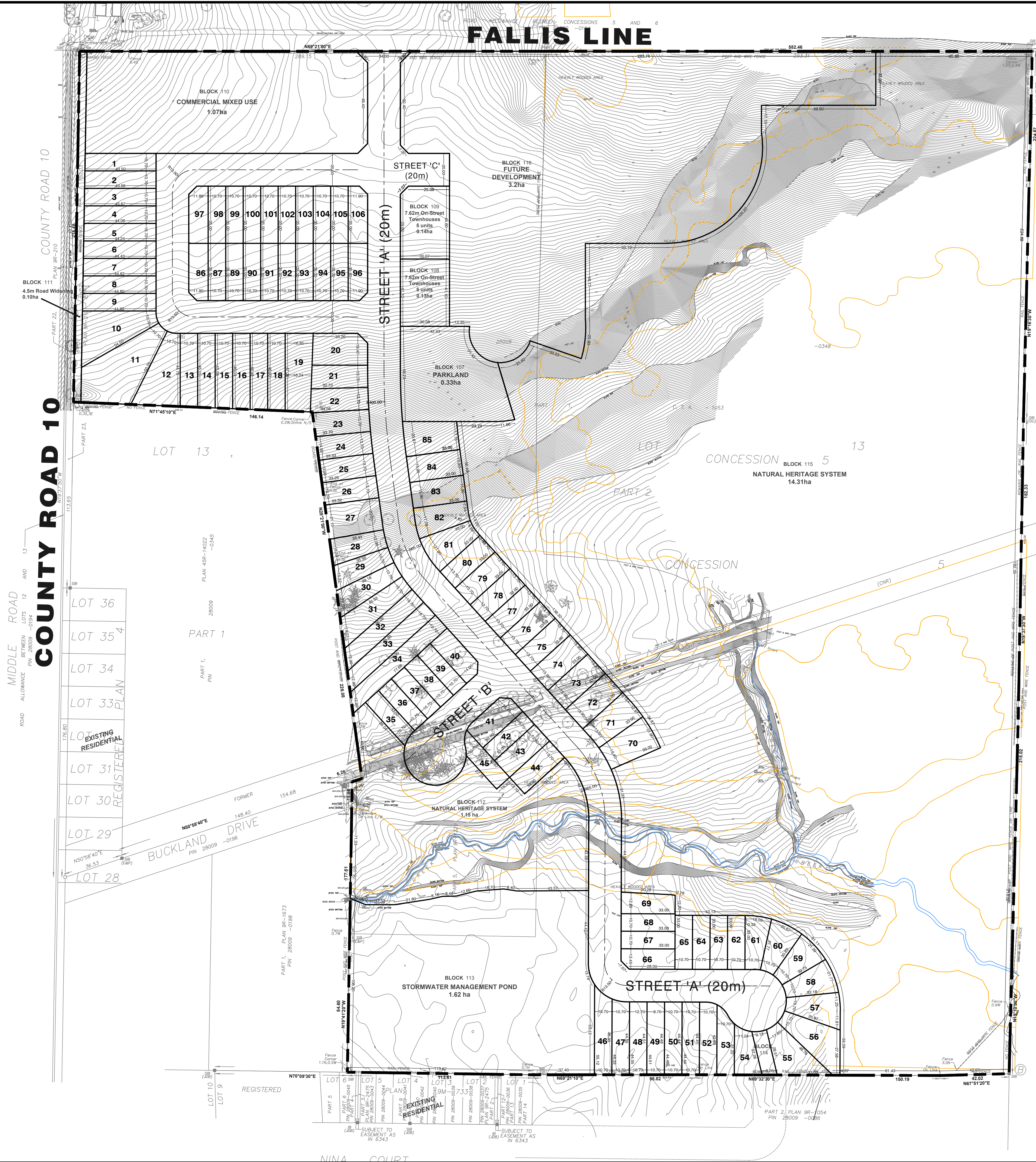
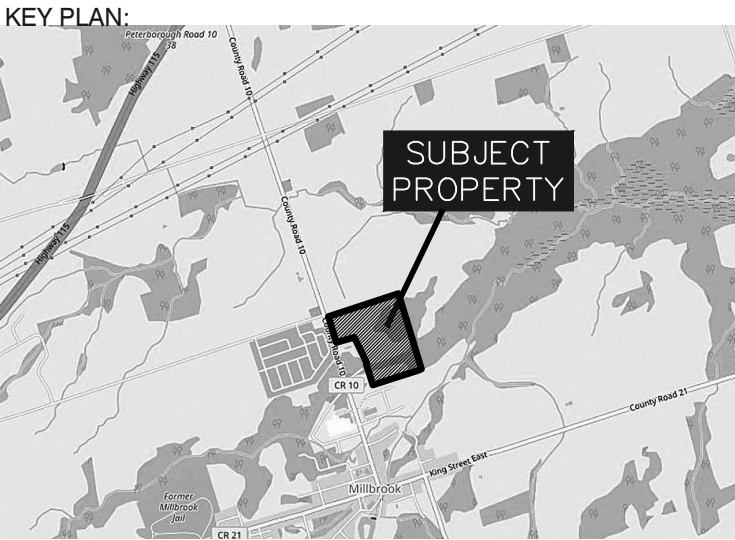




Schedule of Land Use				
Description		Lot / Block No.	Residential Units	Area (ha)
Minimum Lot Width 10.7m (35')	C	1-18, 28-40, 42, 45-69, 86-106	77	3.54
Minimum Lot Width 13.7m (45')	B	21-26, 41, 43, 44, 75-80	15	0.70
Minimum Lot Width 15.9m (52')	A	19, 20, 27, 70-74, 81-85	13	0.76
Total Single Detached			105	5.00
Street Townhouse Minimum				
Lot Width 7.62m (24')		108, 109	10	0.26
Commercial Block		110		1.07
Net Developable Total			115	6.33
Stormwater Management Pond		113		1.62
Natural Heritage Systems		112, 115		15.46
Parkland and Trails		107, 114		0.36
Road Widening		111		0.10
Right of Way		Streets A-C		2.42
Future Developent		116		3.20
Total Site Area				29.48

TITLE:
**DRAFT PLAN
OF SUBDIVISION**

LEGAL DESCRIPTION:
DRAFT PLAN OF SUBDIVISION
PART OF LOT 13
CONCESSION 5
TOWNSHIP OF CAVAN
COUNTY OF PETERBOUROUGH



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

(a) SEE PLAN (g) SEE PLAN (i) SEE PLAN
(b) SEE PLAN (h) PIPED WATER TO BE PROVIDED
(c) SEE KEY MAP (j) CLAY LOAM SOIL
(d) SEE SCHEDULE OF LAND USE (k) SEE PLAN
(e) SEE PLAN (l) SANITARY & STORM SEWERS TO BE PROVIDED
(f) SEE PLAN (m) SEE PLAN

NOTE: CONTOURS RELATE TO CANADIAN GEODETIC DATUM

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

February 8th, 2022
DATE

DAVID COMERY
ONTARIO LAND SURVEYOR

IBW
SURVEYORS

71 MEARNS COURT, BOWMANVILLE, ONTARIO, L1C 4N4
IBWSURVEYORS.COM | 1-800-667-2896

OWNER'S CERTIFICATE:
I HEREBY AUTHORIZE THE BIGLIERI GROUP LTD. TO PREPARE AND SUBMIT
THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF PETERBOUROUGH

February 8th, 2022
DATE

**FALLIS LINE
PETERBOUROUGH
COUNTY**

APPROVAL STAMP:

REVISIONS			
3			
2	Revision	2022 02 09	JS
1	Issues for DPS Revision	2022 02 09	JS
No.	Description	Date	Int.
PROJECT No.: 20699			
DATE: March 15th, 2022			
SCALE: 1:2500			
DRAFTED BY: EC		CHECKED BY:	
DRAWING No.: DP-01			

**BIGLIERI
GROUP**

2472 Kingston Rd. Scarborough
126 Catherine Street North, Hamilton
(416) 693-6155
thebiglierigroup.com