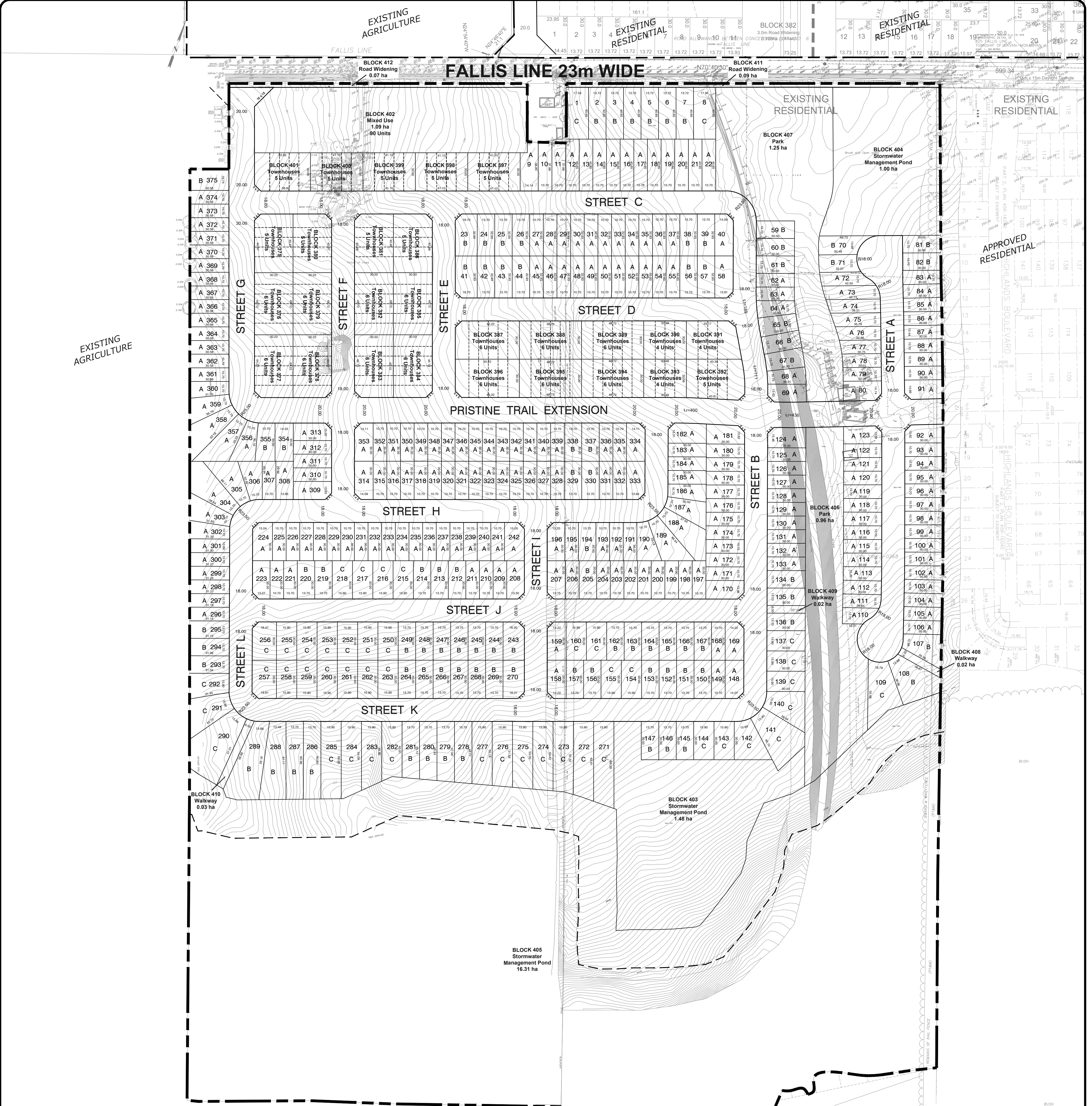




Schedule of Land Use			
Description	Lot / Block No.	Residential Units	Area (ha)
Minimum Lot Width 10.70m (35')	A 9-22, 27-37, 40, 45-55, 58, 62-64, 68, 69, 72-80, 83-106, 110-133, 148, 149, 158, 159, 168-193, 195-204, 206-211, 221-242, 296-328, 331-336, 339-353, 356-374	241	8.68
Minimum Lot Width 13.70m (45')	B 2-7, 23-26, 38, 39, 41-44, 56, 57, 59-61, 65-67, 70, 71, 81, 82, 107, 108, 134-136, 145-147, 150-153, 156, 157, 162-167, 194, 205, 212-214, 219, 220, 243-249, 264-270, 278-281, 286-289, 293-295, 329, 330, 337, 338, 354, 355, 375	87	4.17
Minimum Lot Width 15.90m (52')	C 1, 8, 109, 137-144, 154, 155, 160, 161, 215-218, 250-263, 271-277, 282-285, 290-292	47	3.02
Total Single Detached		375	15.87
Street Townhouse Minimum Lot Width 7.62m (25')	375-401	146	3.71
Mixed Use	402	90	1.09
Net Developable Total		611	20.67
Stormwater Management Pond	403, 404		2.48
Natural Heritage Systems	405		16.31
Park	406, 407		2.21
Walkway	408-410		0.07
Road Widening	411, 412		0.16
Right of Way			7.29
Total Site Area			49.19

TITLE:
DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION:
DRAFT PLAN OF PROPOSED SUBDIVISION
PART OF LOT 11, CONCESSION 5
(Geographic Village of Millbrook, Township of Cavan)
PART OF LOT 11, CONCESSION 5 (Geographic Township of Cavan)
TOWNSHIP OF CAVAN-MONAGHAN
NORTH MONAGAN
(COUNTY OF PETERBOROUGH)

787 - 825 Fallis Line West
Township of Cavan Monaghan

KEY PLAN:

NTS

NOTE:
DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

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 SURVEYOR, COMPANY

DAVID COMERY
IBW SURVEYORS
2022/01/17
DATE

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

SAVERIO MONTEMARRANO
CS4 DEVELOPMENT
2022/01/17
DATE

REQUIRED INFORMATION
AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990.
(a) SEE PLAN
(b) SEE PLAN
(c) SEE KEY MAP
(d) SEE SCHEDULE OF LAND USE
(e) SEE PLAN
(f) SEE PLAN
(g) SEE PLAN
(h) MUNICIPAL WATER AND SEWAGE AVAILABLE
(i) SANDY SILT / SILTY SAND TO CLAYEY SILT / SILTY CLAY
(j) SEE PLAN
(k) MUNICIPAL WATER AND SEWAGE AVAILABLE
(l) SEE PLAN
NOTE: CONTOURS RELATE TO CANADIAN GEODETIC DATUM

REVISIONS

No.	Description	Date	Int.
3			
2	Prepared for Second Submission	22/10/03	EC
1	Stormwater Management Pond Revision	21/12/15	JS

PROJECT No.: 20697
DATE: November 3, 2022
SCALE: 1:1500
DRAFTED BY: EC
CHECKED BY: MT
DRAWING No.: **DP-01**

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