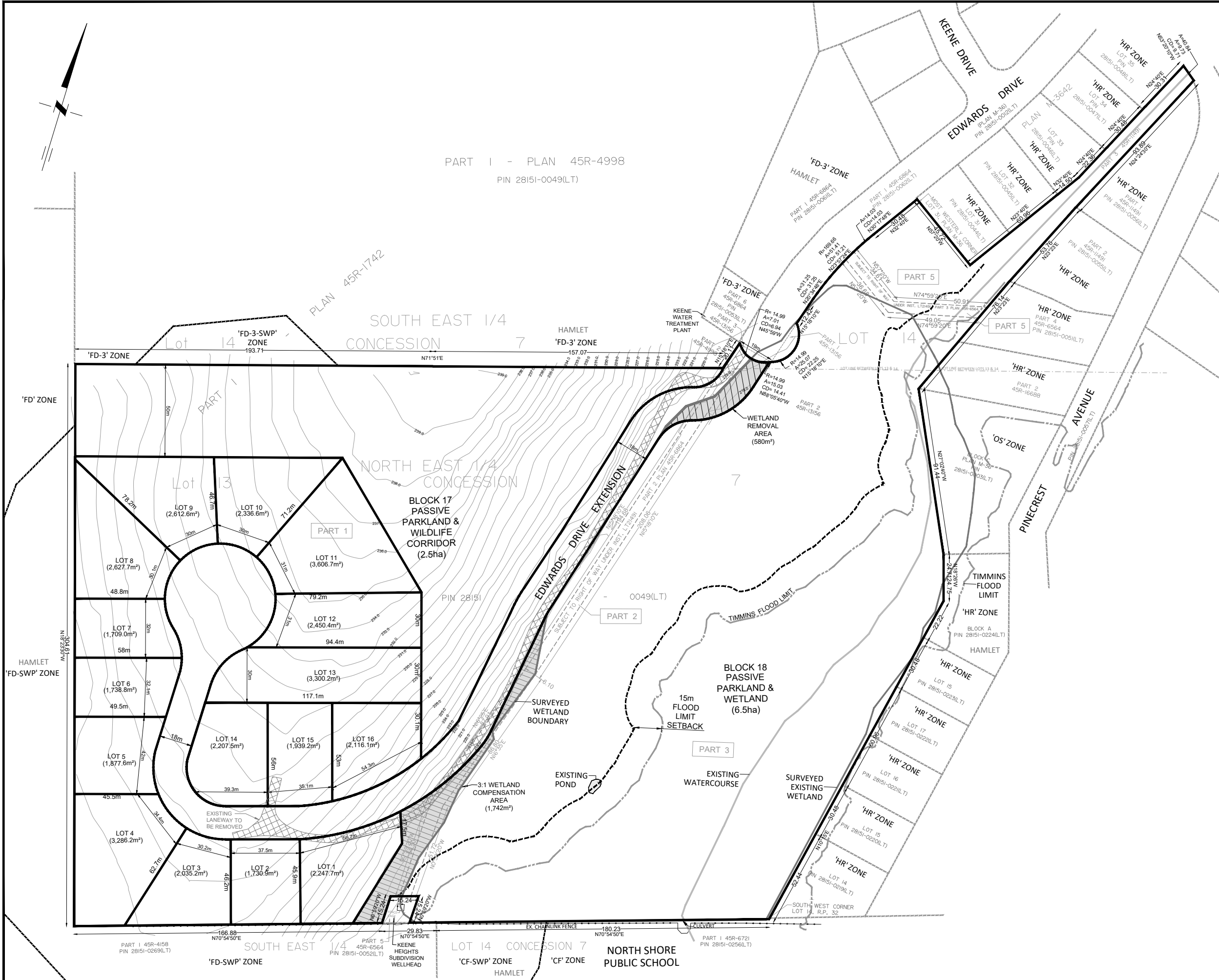




DRAFT PLAN OF SUBDIVISION

PART OF LOT13 & 14, CONCESSION 7
(GEOGRAPHIC TOWNSHIP OF OTONABEE)
PART 4, PLAN 45R-6864 & PARTS 1, 2, 3, 4 & 5 PLAN 45R-14319
SAVE AND EXCEPT PART 2 45R-16688 & PART 1 PLAN 45R-16795
SUBJECT TO AN EASEMENT AS IN LT21491, TOGETHER WITH AN
EASEMENT OVER PARTS 1 & 2 PLAN 45R-6864
TOWNSHIP OF OTONABEE-SOUTH MONAGHAN
COUNTY OF PETERBOROUGH

SCALE = 1:2,000 METRIC

0 40 80m

DRAWN BY: F.M. CHECKED BY: S.L. DATE: May 22, 2025 SCALE: 1:2,000

KEYMAP
N.T.S.

LAND USE SCHEDULE

LAND USE	AREA(m ²)	AREA%	UNITS
LOTS 1-16 - SINGLE DETACHED DWELLINGS - 30M. MIN FRONTAGE (1,709.0m ²)	37,822.7m ²	26.8	16
BLOCKS 17-18 - WETLAND, WILDLIFE CORRIDOR & PASSIVE PARKLAND -LAND WITHIN WETLAND (59,298.3m ²) (65.3%) -LAND OUTSIDE WETLAND (31,577.5m ²) (34.7%)	90,875.9m ²	64.4	
18.0m MUNICIPAL ROAD ALLOWANCE = 554.4m - EDWARDS DRIVE EXTENSION	12,361.1m ²	8.8	
TOTAL	141,059.7m ²	100	16

ADDITIONAL INFORMATION REQUIRED
UNDER SECTION 51(17) OF THE
PLANNING ACT.

- (a) SEE SURVEYORS CERTIFICATE.
- (b) AS SHOWN ON DRAFT PLAN.
- (c) AS SHOWN ON DRAFT PLAN.
- (d) SEE LAND USE SUMMARY
- (e) SEE DRAFT PLAN
- (f) AS SHOWN ON DRAFT PLAN.
- (g) AS SHOWN ON DRAFT PLAN.
- (h) MUNICIPAL WATER AND INDIVIDUAL ON-SITE SEWAGE.
- (i) SILTY SAND
- (j) AS SHOWN ON DRAFT PLAN.
- (k) GARBAGE COLLECTION, FIRE PROTECTION,
ROAD MAINTENANCE
- (l) AS SHOWN ON DRAFT PLAN.

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

TOPOGRAPHY NOTE:
EXISTING ELEVATIONS PREPARED BY JEWEL ENGINEERING.
CONTOURS DRAWN AT INTERVALS OF 1.0m.

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SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE
CORRECTLY SHOWN.

JOHN S. DUNCAN
ONTARIO LAND SURVEYOR.

DATE

BENINGER SURVEYING LTD.
ONTARIO LAND SURVEYORS
414 WATER STREET, PETERBOROUGH, ONTARIO
(705) 743-8634

SHAWN LEGERE
REGISTERED
PROFESSIONAL
PLANNER
R.P.P.
PLANNING CONSULTANT INC.

JOB No. 888

211 Dundas Street East, Suite 202,
Belleville, Ontario, K8N 1E2