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PART I - PLAN 45R-4998

PIN 28151-0049(LT)

DEVELOPMENT SITE PLAN

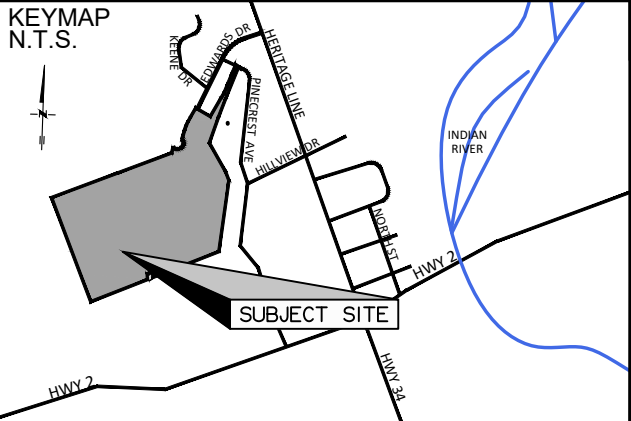
PART OF LOT13 & 14, CONCESSION 7

(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

KEYMAP
N.T.S.



LEGEND

	MINERAL CULTURAL MEADOW (CUM1) VEGETATIVE COMMUNITY- TO BE VEGETATED - CAMBIUM 2024		TIMMINS FLOODLINE - JEWELL, 2024
	TEMPORARY TREE REMOVAL AREA TO BE RE-VEGETATED - CAMBIUM 2024		EXISTING NATURAL TRAIL
	SURVEYED EXISTING WETLAND - CAMBIUM, 2022		15m FLOODLINE SETBACK
	WETLAND REMOVAL AREA (580m ²)		WATERCOURSE
	3:1 WETLAND COMPENSATION AREA (1,742m ²)		EXISTING EASEMENT LINES
	POTENTIAL PRIMARY SEPTIC LOCATION - CAMBIUM, 2024		PROPOSED RETAINING WALL
	POTENTIAL SINGLE-DETACHED DWELLING		TOP OF SLOPE - CAMBIUM, 2022
	POTENTIAL DRIVEWAY LOCATION		BOTTOM OF SLOPE - CAMBIUM, 2022
			POTENTIAL SEPTIC RESERVE LOCATION - CAMBIUM, 2024

LAND USE SUMMARY

	AREA(ha.)	AREA%	UNITS
SINGLE-DETACHED RESIDENTIAL LOTS	3.78	26.9	16
MUNICIPAL ROAD ALLOWANCE	1.27	9.0	
PASSIVE PARKLAND WITHIN WETLAND	5.93	42.1	
PASSIVE PARKLAND OUTSIDE OF WETLAND	3.12	22.0	
TOTAL	14.10ha	100.0%	16

PARKLAND SUMMARY

PASSIVE PARKLAND WITHIN WETLAND	5.93	
PASSIVE PARKLAND OUTSIDE OF WETLAND	0.62	
WILDLIFE CORRIDOR - OUTSIDE WETLAND	2.5	
PARKLAND TOTAL	9.05ha	

NOTE:

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

BUILDING NOTE:
BUILDING FOOTPRINTS, LANDSCAPED OPEN SPACE AND
DRIVEWAYS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

SURVEY NOTE:
DRAWING CREATED USING DATA FROM PLAN 45R-14319 BY
BENNER SURVEYING LTD. DATED FEBRUARY 12 2008
CONTOUR DATA PROVIDED BY JEWELL ENGINEERS.

ZONING ANALYSIS

OTONABEE-SOUTH MONAGHAN COMPREHENSIVE ZONING BY-LAW No. 2010-65		SINGLE DETACHED DWELLING	
ZONE PROVISION - SECTION 8.2		'HR' ZONE	PROPOSED
MINIMUM LOT AREA	PUBLIC WATER SUPPLY & PRIVATE SEWAGE DISPOSAL	1,800m ²	1,709m ²
MINIMUM LOT FRONTAGE:	PUBLIC WATER SUPPLY & PRIVATE SEWAGE DISPOSAL	30m	30m
MINIMUM FRONT YARD DEPTH		7.5m	6m
MINIMUM EXTERIOR SIDE YARD		7.5m	6m
MINIMUM INTERIOR SIDE YARD		3.0m	3.0m
MINIMUM REAR YARD		7.5m	7.5m
MINIMUM DWELLING FLOOR AREA		93m ²	266m ²
MAXIMUM BUILDING HEIGHT		11m	11m
MAXIMUM LOT COVERAGE OF ALL BUILDINGS		40%	15.5%
MINIMUM LANDSCAPED OPEN SPACE		30.0%	77.8%
MAXIMUM DWELLING UNIT PER LOT		1	1
MAXIMUM NUMBER OF DWELLING UNITS PER LOT		2	1

No.	REVISION	DATE	APPR'D

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