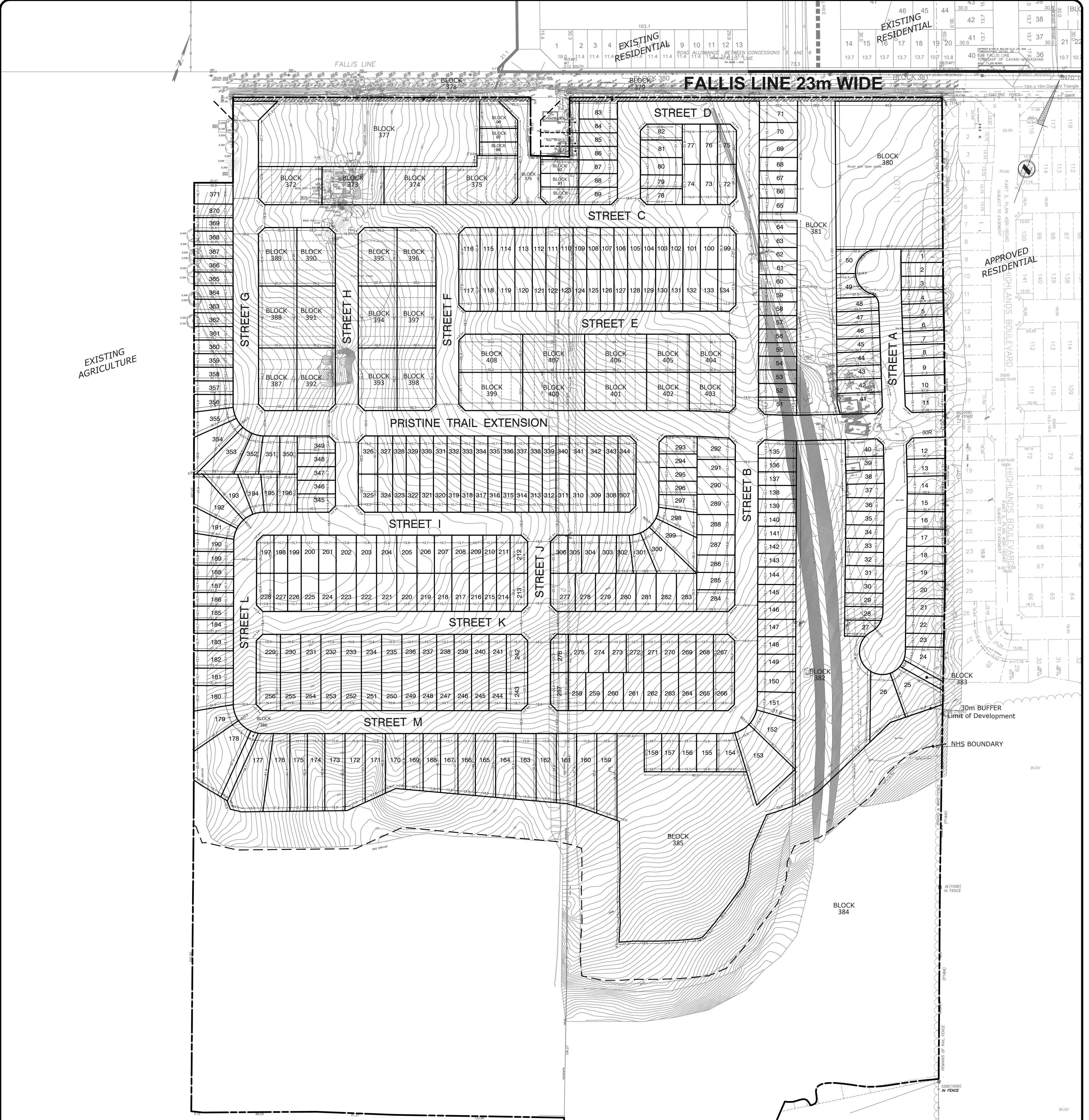




Schedule of Land Use		Units	Blocks	Area (ha)
7.62m (24') Street Townhouse		148	372-375, 387-408	3.68
10.7m (35') Single Detached	C	201	1-8, 23, 24, 27-48, 51-68, 72, 75, 78, 79, 83-89, 99, 102-112, 121-131, 134, 135-143, 184-195, 197-199, 209-216, 226-228, 257, 276, 293-302, 305-308, 311-340, 343-349, 352-370	6.93
13.7m (45') Single Deatched	B	113	9-22, 25, 49, 50, 69-71, 73, 74, 76, 77, 80-82, 100, 101, 113-120, 132, 133, 144-149, 156-158, 166-169, 174-177, 181-183, 196, 200, 201, 206-208, 217-219, 224, 225, 236-249, 258, 259, 262-273, 284-286, 290-292, 303, 304, 309, 310, 341, 342, 350, 351, 371	5.21
15.9m (52') Single Detached	A	57	150-155, 159-165, 170-173, 178-180, 202-205, 220-223, 229-235, 250-256, 260, 261, 274, 275, 277-283, 287-289	3.51
Medium Density (4-Storey Building)		150	377	0.88
TOTAL		669		20.20
Parkland & Trails			381, 382, 383, 386	2.06
Natural Heritage System			384,	16.31
Stormwater Management Pond			380, 385	2.39
Road Widening			378, 379	0.16
R.O.W.			PRISTINE TRAIL	7.68
Future Development			EXTENSION, STREETS A-M	
			90-98, 376	0.39
TOTAL SUBJECT SITE				49.20

TITLE:
DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION:
DRAFT PLAN OF PROPOSED SUBDIVISION
PART OF LOT 11, CONCESSION 5
(Geographic Village of Milbrook, 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:

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
3
2
1 Stormwater Management Pond Revision 21/12/15 JS
No. Description Date Int.

PROJECT No.: 20697
DATE: May 16, 2021
SCALE: 1:1500
DRAFTED BY: JS CHECKED BY: MT
DRAWING No.: **DP-01**

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