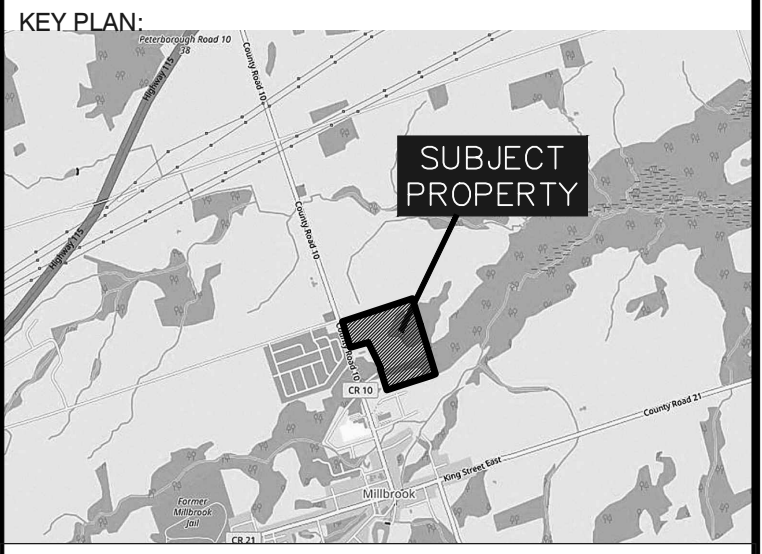


Site Statistics			
Width Minimums		Units	Area (ha)
7.62m (24') Street Townhouse	D	48	1.28
10.7m (35') Single Detached	C	81	3.78
13.7m (45') Single Deatched	B	30	1.48
15.9m (52') Single Detached	A	17	0.98
TOTAL		176	7.52
Stormwater Management Pond			1.62
Natrual Heritage Systems			15.46
Parkland and Trails			0.36
Road Widening			0.10
Right of Way			3.12
Commerical Block			1.30
TOTAL SUBJECT SITE			29.48

CONCEPTUAL MASTER PLAN

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



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 (j) SEE PLAN
 (c) SEE KEY MAP (i) CLAY LOAM SOIL (k) SEE PLAN
 (d) SEE SCHEDULE OF LAND USE (l) SEE PLAN
 (e) SEE PLAN (m) SANITARY & STORM SEWERS TO BE PROVIDED (n) SEE PLAN
 (f) SEE PLAN (o) 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

APRIL 27 2021
 DATE

DAVID COMERY
 ONTARIO LAND SURVEYOR

71 MEARNS COURT, BOWMANVILLE, ONTARIO, L1C 4N4
 IBWSURVEYORS.COM | 1.800.667.9696

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

**FALLIS LINE
 PETERBOURGH
 COUNTY**

REVISIONS			
No.	Description	Date	Int.
3			
2			
1			

PROJECT No.: 20699
 DATE: March 15th, 2022
 SCALE: 1:2500
 DRAFTED BY: EC CHECKED BY:
 DRAWING No.: **CMP-01**

2472 Kingston Rd., Scarborough
 126 Catharine Street North, Hamilton
 (416) 693-8155
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