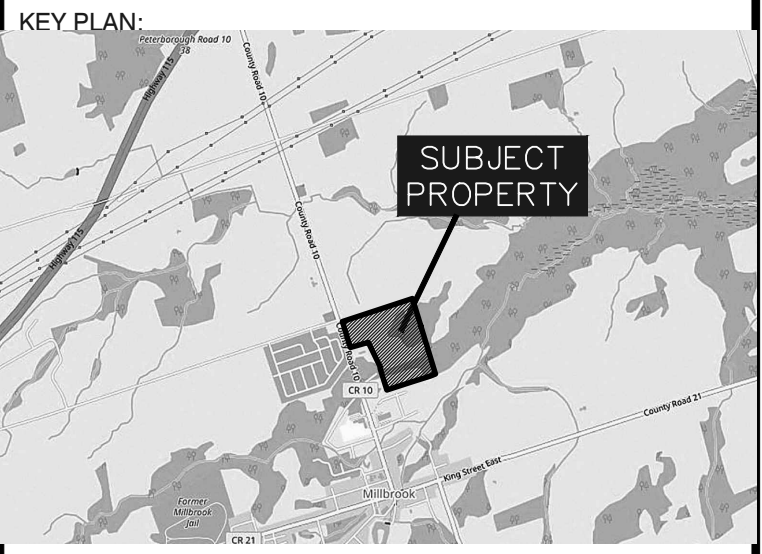


**TITLE:**  
**DRAFT PLAN OF SUBDIVISION**

**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  
 (b) SEE PLAN (h) PIPED WATER TO BE PROVIDED  
 (c) SEE KEY MAP (i) CLAY LOAM SOIL  
 (d) SEE SCHEDULE OF LAND USE (j) SEE PLAN  
 (e) SEE PLAN (k) SANITARY & STORM SEWERS TO BE PROVIDED  
 (f) SEE PLAN (l) 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 IBW SURVEYORS

APRIL 27 2021  
 DATE

DAVID COMERY  
 ONTARIO LAND SURVEYOR

71 MEARNS COURT, BOWMANVILLE, ONTARIO, L1C 4N4  
 IBWSURVEYORS.COM | 1.800.667.9695

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

*Signature*

APRIL 27 2021  
 DATE

**FALLIS LINE  
 PETERBOURGH  
 COUNTY**

**APPROVAL STAMP:**

Schedule of Land Use			
Description	Lot / Block No.	Residential Units	Area (ha)
Single Detached Residential			
Minimum Lot Width 10.7m (35')	1-12, 27-32, 37-41, 44-49	29	1.29
Minimum Lot Width 13.7m (45')	13-26, 33-36, 42, 43, 50-52, 58-63	29	1.24
Minimum Lot Width 15.9m (52')	53-57, 64-70	12	0.66
<b>Total Single Detached</b>		<b>70</b>	<b>3.18</b>
Street Townhouse Minimum Lot Width 7.62m (24')	72,73	10	0.27
Commercial Block	82		3.10
<b>Net Developable Total</b>		<b>80</b>	<b>6.56</b>
Stormwater Management Pond	79		1.62
Natrual Heritage Systems	76, 80		14.31
Parkland and Trails	81		0.02
Road Widening	83		0.10
Right of Way	78, Streets A-B		1.75
Future Connection	71, 74		0.13
Future Developent	75, 77		4.79
<b>Total Site Area</b>			<b>29.48</b>

**REVISIONS**

No.	Description	Date	Int.
3			
2			
1			

No. Description Date Int.

PROJECT No.: 20699  
 DATE: April 27, 2021  
 SCALE: 1:2500  
 DRAFTED BY: JS CHECKED BY:

DRAWING No.: **CMP-01**

**THE BIGLIERI GROUP LTD.**  
 Planning | Development | Project Management | Urban Design  
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 124 Concession Street North, Hamilton  
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 www.thebiglierigroup.com