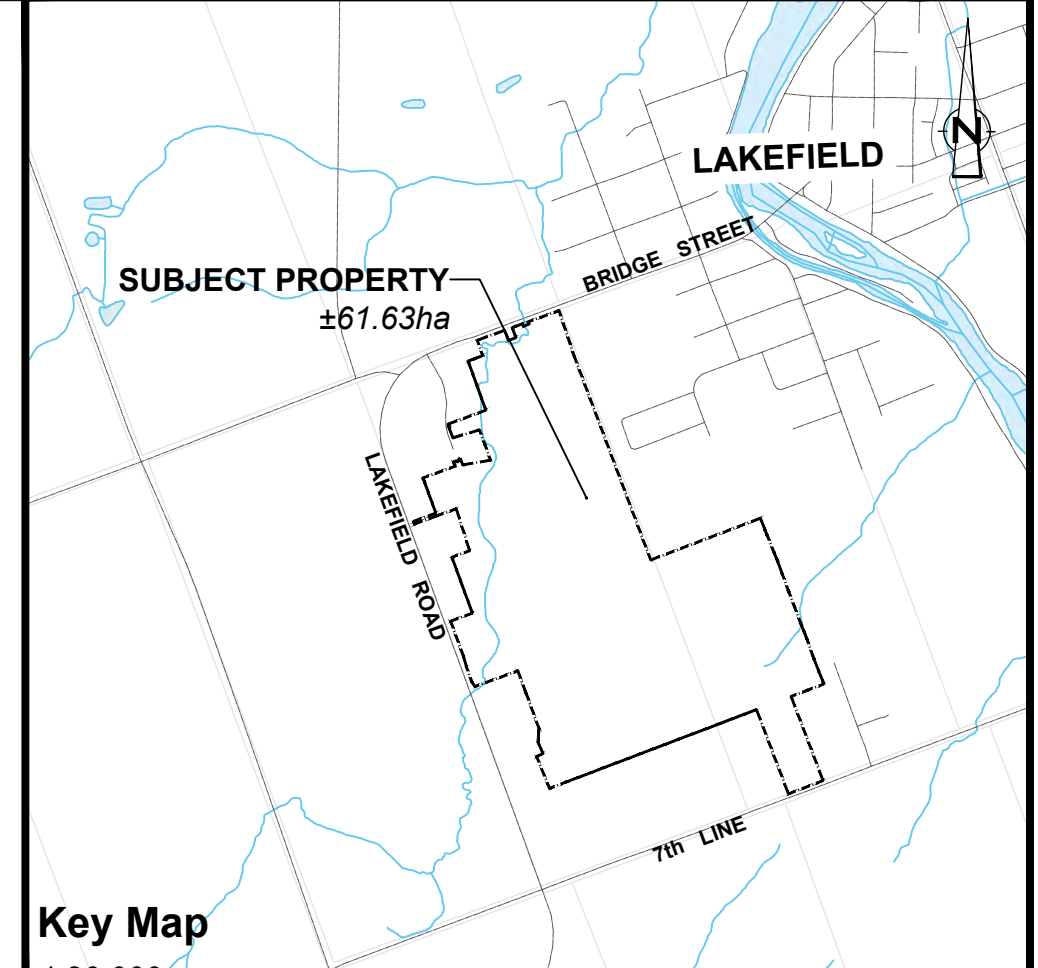
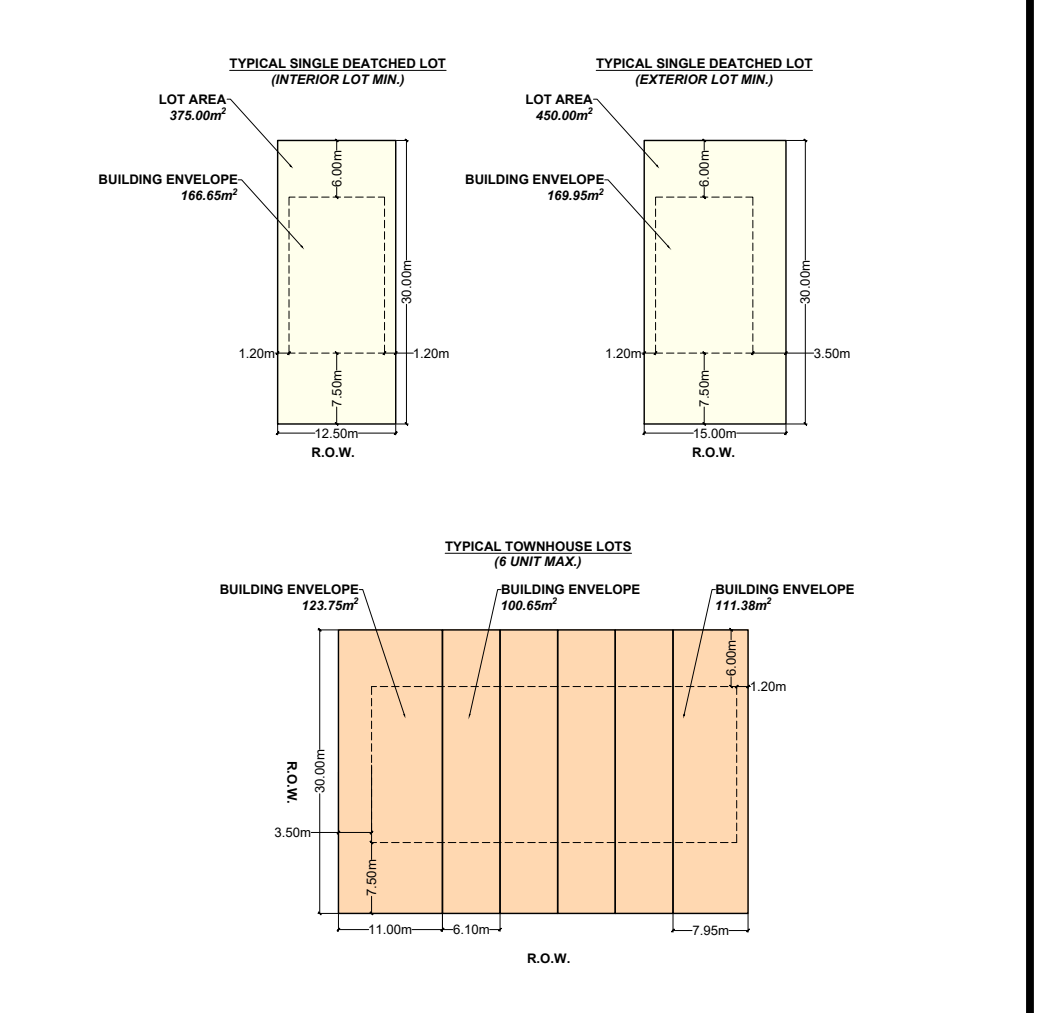
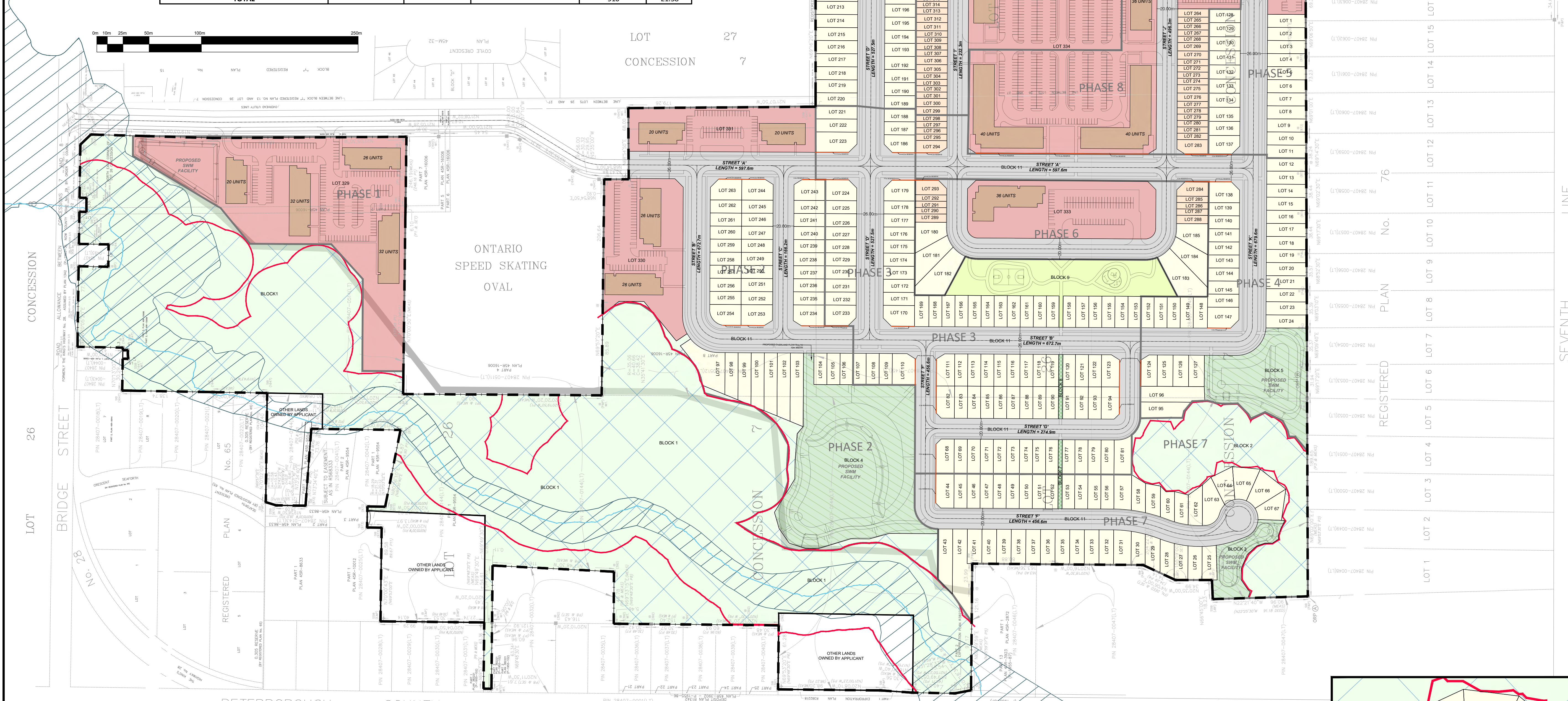


SITE STATISTICS

LEGEND	LOT/BLOCK No.	PROPOSED USE	PROPOSED USE AREA (sq. m)	PROPOSED USE AREA (ha)	PROPOSED USE PERCENTAGE - NET SITE AREA (%)	PROPOSED UNITS	UNITS/NET ha
	LOT 1 - LOT 263	RESIDENTIAL (SINGLE DETACHED)	120407.65	12.04	28.6%	263	6.24
	LOT 264 - LOT 328	MULTIPLE RESIDENTIAL (TOWNHOUSES)	14444.88	1.44	3.4%	65	1.54
	LOT 329 - LOT 338	MULTIPLE RESIDENTIAL (APT./CONDO) w/ POTENTIAL GROUND-LEVEL COMMERCIAL	114519.03	11.45	27.2%	582	13.80
	BLOCK 1 AND BLOCK 2	ENVIRONMENTAL PROTECTION	153377.08	15.34	N/A		
	BLOCK 3 - BLOCK 6	STORM WATER MANAGEMENT	47828.42	4.78	11.3%		
	BLOCK 7 AND BLOCK 8	WALKWAYS	510.14	0.05	0.1%		
	BLOCK 9 AND BLOCK 10	PARKLAND	21047.78	2.10	5.0%		
	BLOCK 11	RIGHT-OF-WAY 0.3m RESERVES	102907.97	10.29	24.4%		
	TOTAL GROSS SITE AREA		575042.95	57.50			
	NET SITE AREA (GSA - (BLOCK 1 + BLOCK 2))		421665.87	42.17	100%	910	21.58



- Key Map**
1:20,000
- SUBJECT BOUNDARY
 - PHASE BOUNDARY
 - EXISTING WATERCOURSE
 - ENVIRONMENTAL CONSTRAINT BUFFER
Provided by GHD Ltd., refer to EIS for full details
 - RAYS CREEK FLOODPLAIN
 - POTENTIAL APARTMENT/CONDO BUILDING
(POTENTIAL COMMERCIAL ON GROUND FLOOR)
 - PROPOSED STREET CENTRE LINE
 - PROPOSED RAY'S CREEK SANITARY SEWER EASEMENT (6.0m)



- GENERAL NOTES:**
- PHASE BOUNDARIES AND ORDER MAY BE SUBJECT TO CHANGE
 - PROPOSED APARTMENT/CONDO BUILDINGS TO CONTAIN UP TO 8500 Sq. m OF GROUND FLOOR COMMERCIAL.
 - PROPOSED TRAFFIC CALMING MEASURES WILL BE SHOWN THROUGH DETAILED DESIGN PHASE. MEASURES WILL GENERALLY FOLLOW RECOMMENDED DESIGN GUIDANCE PROVIDED IN CHAPTER 4 OF THE TAC CANADIAN GUIDE TO TRAFFIC CALMING. THIS INCLUDES THE USE OF VERTICAL AND HORIZONTAL DEFLECTION FEATURES (I.E. RAISED CROSSWALKS, SPEED HUMPS, CHICANES, ETC.), AS WELL AS ROADWAY NARROWING, AND VARIED SURFACE TREATMENTS.

LINE TABLE

BEARING	DIST
1. N19°47'30" W 28.39	
2. N1°01'30" E 9.54	
3. N1°24'18" W 4.78	
4. N68°55'50" E 6.32	
5. N1°24'18" W 4.78	
6. N1°24'18" W 4.78	
7. N19°47'30" W 28.44	
8. N1°01'30" E 9.54	
9. N70°08'20" E 28.36	
10. N70°08'20" E 15.61	
11. N19°40'00" E 6.63	
12. N70°08'20" E 6.23	
13. N19°53'30" W 6.71	

SURVEYOR'S CERTIFICATE
This Draft Plan accurately shows the boundaries of all lands proposed to be subdivided.
Certified by:

Christopher E. Musciow, Ontario Land Surveyor, JBF Surveyors
Date: _____
Bill Turner (Triple T Holdings), Date: _____

REVISIONS

DATE	DESCRIPTION	INITIAL
12-Feb-21	REVISIONS FROM TATHAM COMMENTS	MC
25-Feb-21	FIRST SUBMISSION	MC
12-Jul-23	RESPONSE TO COMMENTS	MC
03-Aug-23	RESPONSE TO COMMENTS	MC
07-Sep-23	REVISIONS FROM TATHAM COMMENTS	MC
02-May-24	RESPONSE TO COMMENTS	MC
19-Dec-24	RESPONSE TO COMMENTS	MC

Submission Requirements

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 (a-l) THE PLANNING ACT**
- As shown on this Draft Plan and Plan from JBF Surveyors
 - As shown on this Draft Plan and Plan from JBF Surveyors
 - As shown on this Draft Plan
 - As shown on this Draft Plan
 - Residential
 - As shown on this Draft Plan
 - N/A
 - As shown on this Draft Plan and the report by Tatham
 - Refer to report from Tatham
 - Refer to report from Tatham
 - Refer to report from Tatham
 - Refer to report from Tatham
 - As shown on this Draft Plan

COORDINATES ARE DERIVED FROM GPS RTK OBSERVATIONS USING THE SMARTNET CORRECTION DATA AND ARE REFERRED TO UTM ZONE 17 (61°W LONGITUDE) NAD83 (CSRS EPOCH 2010.0).

POINT	UTM NORTHING	UTM EASTING
ORP (A)	4920802.02	716395.77
ORP (B)	4920869.86	716572.83

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ECOVUE
LAND USE PLANNING & DEVELOPMENT
416 Chambers Street
Peterborough, ON K9H 3V1
T 705.876.8340 | F 705.742.8343
www.ecovueconsulting.com

DRAWN BY: MC
PROJECT No.: 16-1667

APPROVED BY: _____
HORIZ. SCALE: 1:2000

REVISION DATE: DECEMBER 19, 2024
PLOT DATE: DECEMBER 19, 2024

LAKEFIELD SOUTH PLAN OF SUBDIVISION
TRIPLE T HOLDINGS
PART OF LOT 26 CONCESSION 7
CROSS TWP. OF SMITH
TOWNSHIP OF SELWYN
COUNTY OF PETERBOROUGH

DRAFT PLAN **DP1**

