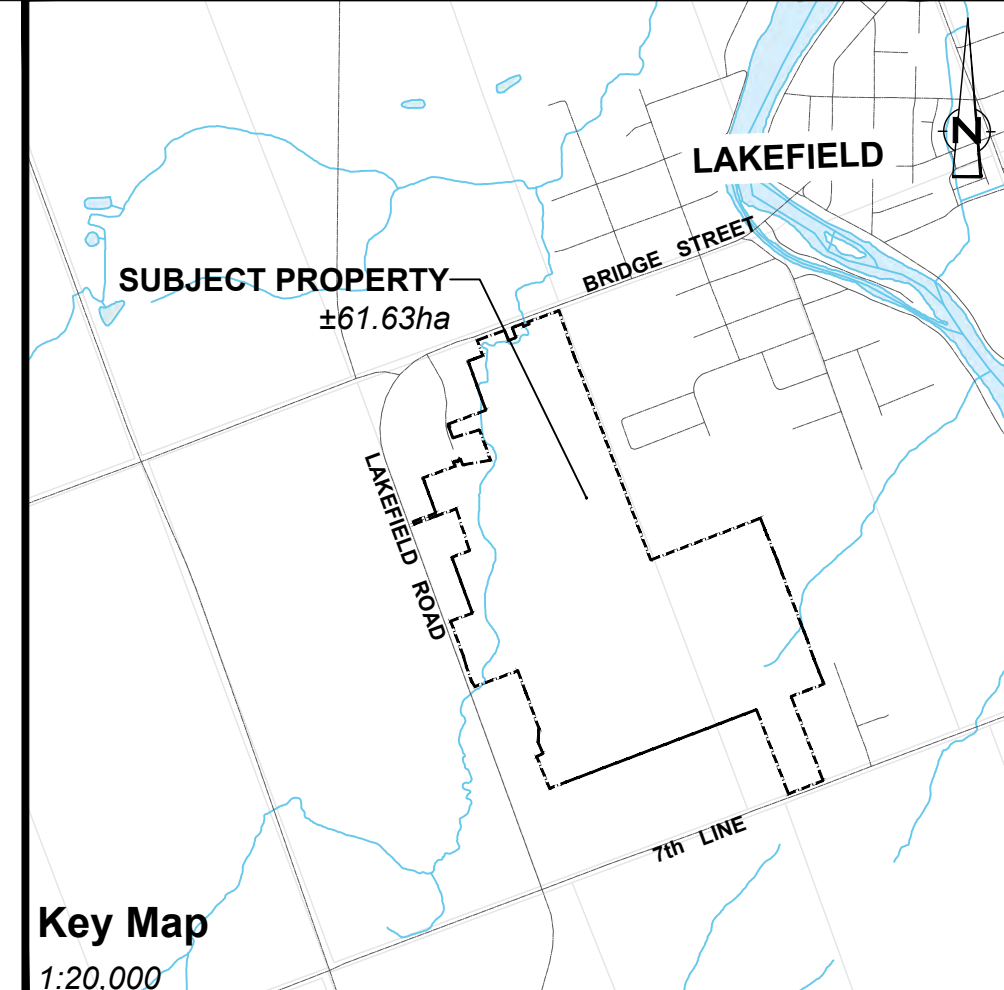
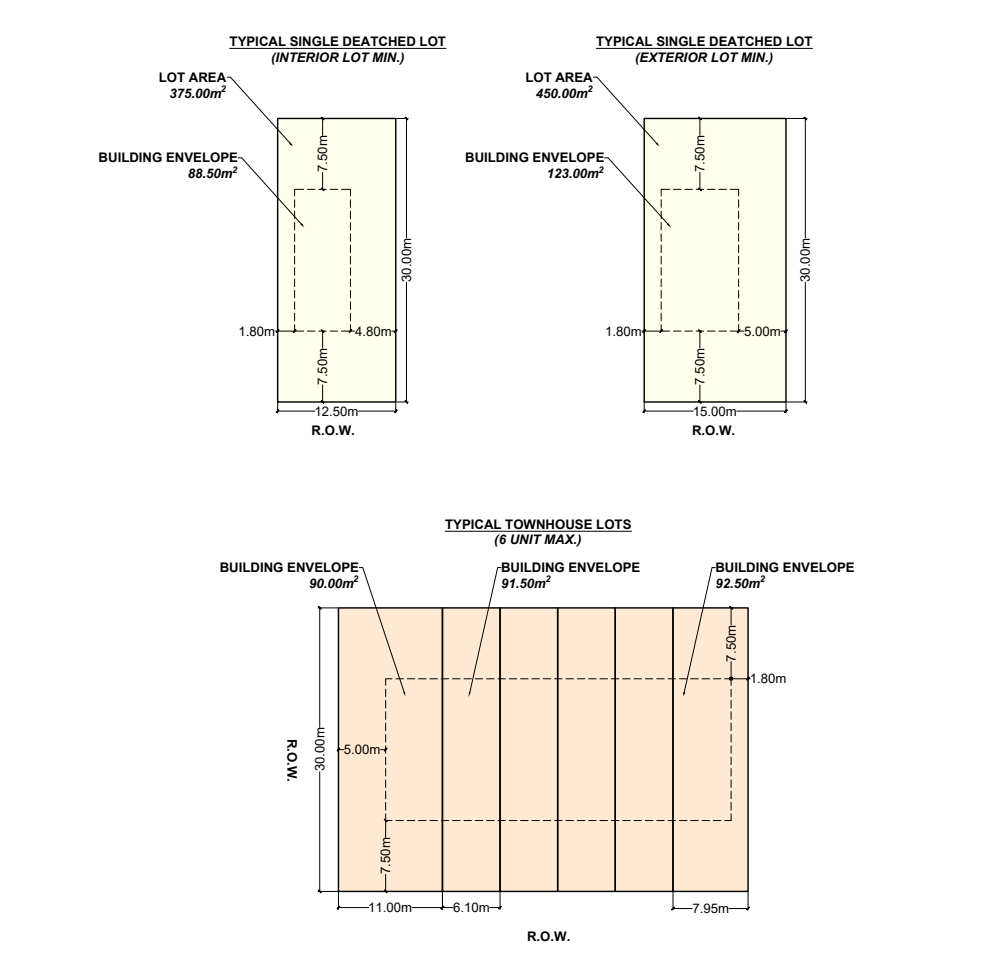
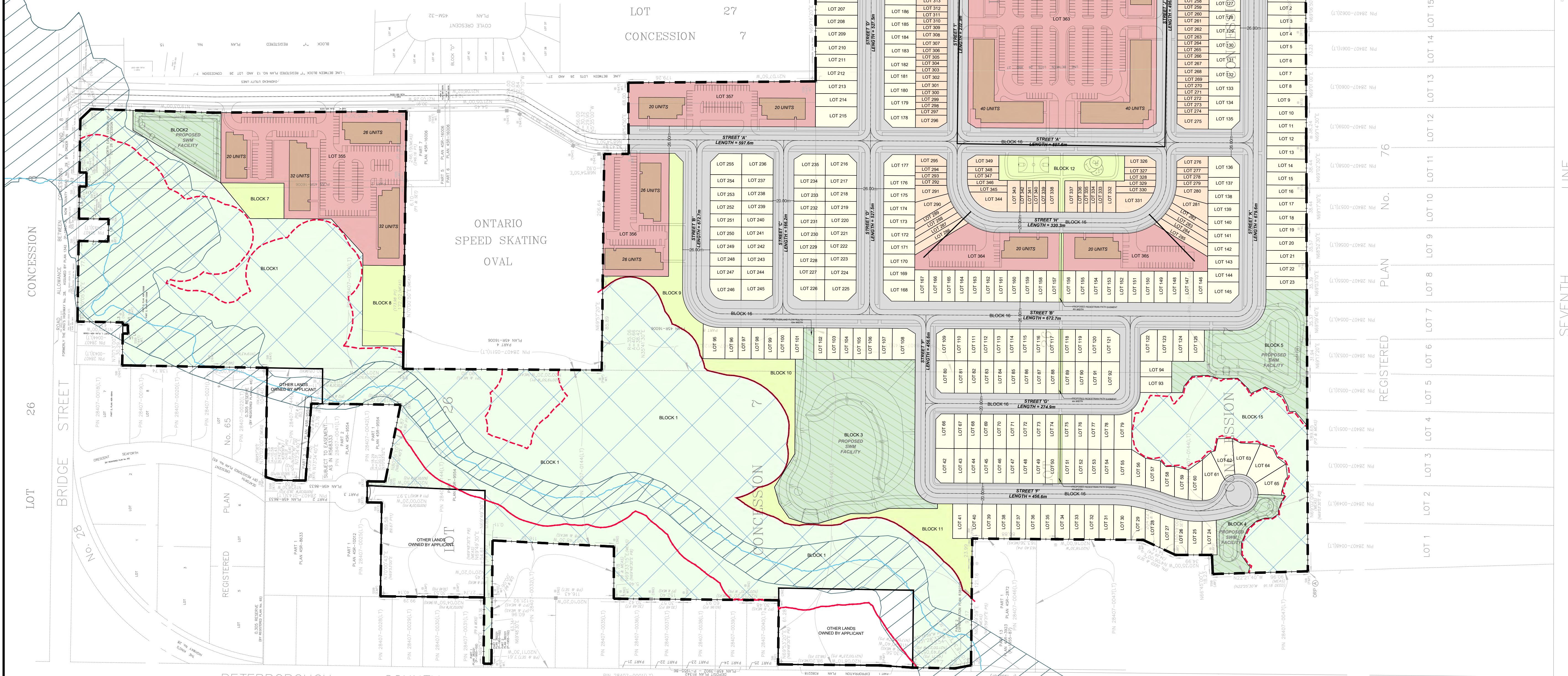


SITE STATISTICS

LEGEND	LOT/BLOCK No.	PROPOSED USE	PROPOSED USE AREA (sq. m)	PROPOSED USE AREA (ha)	PROPOSED USE PERCENTAGE (%)	PROPOSED UNITS	UNITS/NET ha
	LOT 1 - LOT 255	RESIDENTIAL (SINGLE DETACHED)	110533.62	11.05	17.9%	255	5.99
	LOT 256 - LOT 354	MULTIPLE RESIDENTIAL (TOWNHOUSES)	24309.73	2.43	3.9%	99	2.32
	LOT 355 - LOT 365	MULTIPLE RESIDENTIAL (APRT./CONDO) w/ POTENTIAL GROUND-LEVEL COMMERCIAL	103856.58	10.39	16.9%	586	13.76
	BLOCK 1 AND BLOCK 15	OPEN SPACE (ENVIRONMENTAL PROTECTION)	149384.43	14.94	24.2%		
	BLOCK 2 - BLOCK 6	OPEN SPACE (SWM)	53056.76	5.31	8.6%		
	BLOCK 7 - BLOCK 14, PEDESTRIAN EASMENT	OPEN SPACE (RECREATIONAL)	32326.99	3.23	5.2%		
	BLOCK 16	RIGHT-OF-WAY	101802.01	10.18	16.5%		
	OTHER	OTHER LANDS OWNED BY APPLICANT	41057.06	4.11	6.7%		
		TOTAL GROSS SITE AREA	616327.19	61.63	100%		
		NET SITE AREA (GSA - OTHER LANDS, BLOCK 1, BLOCK 15)	425885.70	42.59		940	22.07
		TOTAL					



- Key Map**
1:20,000
- SUBJECT BOUNDARY
 - PHASE BOUNDARY
 - EXISTING WATERCOURSE
 - ENVIRONMENTAL CONSTRAINT BUFFER (30m)
 - RAYS CREEK FLOODPLAIN
 - POTENTIAL APARTMENT/CONDO BUILDING (POTENTIAL COMMERCIAL ON GROUND FLOOR)
 - PROPOSED STREET CENTRE LINE



GENERAL NOTES:
 1. PHASE BOUNDARIES AND ORDER MAY BE SUBJECT TO CHANGE
 2. PROPOSED APARTMENT/CONDO BUILDINGS TO CONTAIN UP TO 8500 Sq. m OF GROUND FLOOR COMMERCIAL.

LINE TABLE

BEARING	DIST
1. N19°47'30" W 28.39	2.54
2. N70°13'00" E 9.54	2.54
3. N66°55'50" E 6.32	6.32
4. N1°24'18" W 4.78	4.78
5. N1°24'18" W 4.78	4.78
6. N1°24'18" W 4.78	4.78
7. N19°47'30" W 28.44	28.44
8. N1°01'30" E 13.34	13.34
9. N70°08'30" E 28.36	28.36
10. N70°08'30" E 15.61	15.61
11. N19°47'30" W 6.69	6.69
12. N70°08'30" E 6.23	6.23
13. N19°53'30" W 8.71	8.71

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

OWNER'S CERTIFICATE
 I hereby authorize EcoVue Consulting Services Inc. to prepare and submit this plan to the County of Peterborough
 Bill Turner (Triple T Holdings), Date

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.

DATE	REVISIONS	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

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



EcoVue Consulting Services Inc.
 311 George St. N., Suite 200
 Peterborough ON K9J 3H3
 Tel: 705-876-8340 Fax: 705-742-8343
 www.ecovueconsulting.com

DRAWN BY:	PROJECT No.:
MC	16-1667
APPROVED BY:	HORIZ. SCALE:
	1:2000
REVISION DATE:	PLOT DATE:
SEPTEMBER 15, 2023	SEPTEMBER 15, 2023

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

DRAFT PLAN **DP1**