

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	EXISTING RESIDENTIAL (SINGLE DETACHED)	15731.66	1.57	3%		
	LOT 2 - LOT 281	RESIDENTIAL (SINGLE DETACHED)	116861.19	11.69	19%	280	6.34
	LOT 282 - LOT 381	MULTIPLE RESIDENTIAL (TOWNHOUSES)	24516.92	2.45	4%	100	2.26
	LOT 380 - LOT 390	MULTIPLE RESIDENTIAL (APRT./CONDO) w/ POTENTIAL GROUND-LEVEL COMMERCIAL	109897.24	10.99	18%	586	13.26
	BLOCK 1	RECREATIONAL/ ENVIRONMENTAL PROTECTION	158759.94	15.88	26%		
	BLOCK 2 - BLOCK 5	OPEN SPACE (SWM)	51768.42	5.18	8%		
	BLOCK 6 - BLOCK 24	OPEN SPACE (RECREATIONAL)	47335.71	4.73	8%		
	BLOCK 25	RIGHT-OF-WAY	91450.55	9.15	15%		
	TOTAL GROSS SITE AREA		616321.62	61.63	100%		
	NET SITE AREA (GSA - BLOCK 11 AND LOT 1)		441830.02	44.18			
	TOTAL					966	21.86

SUBJECT PROPERTY

167.63ha

Key Map

1:20,000

SUBJECT BOUNDARY

PHASE BOUNDARY

EXISTING WATERCOURSE

ENVIRONMENTAL CONSTRAINT BUFFER (30m)

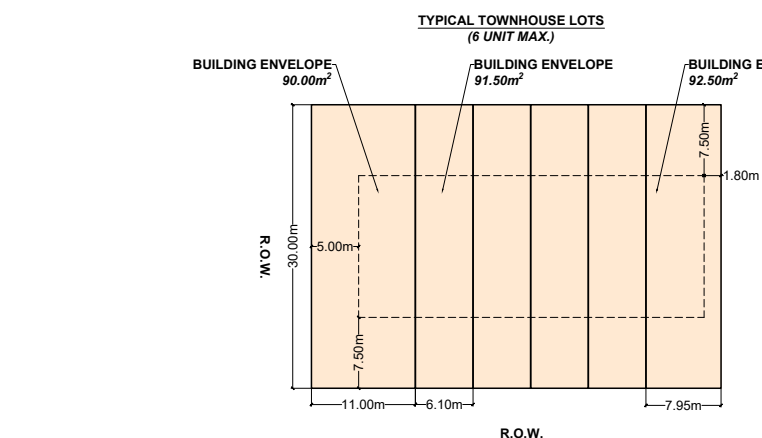
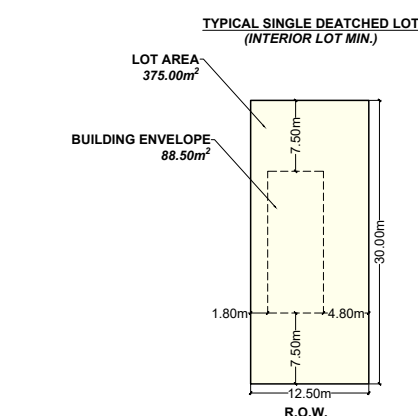
RAYS CREEK FLOODPLAIN

POTENTIAL APARTMENT/CONDO BUILDING (POTENTIAL COMMERCIAL ON GROUND FLOOR)

PROPOSED MULTI-USE PATH (TOTAL LENGTH = 5036.28m)
EXISTING WALKING TRAILS LENGTH = 2200.12m

PROPOSED STREET CENTRE LINE

PROPOSED RAY'S CREEK SANITARY SEWER EASEMENT (6.0m)



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.



DRAWN BY: MC
PROJECT No.: 16-1667
APPROVED BY:
HORIZ. SCALE: 1:2000
REVISION DATE: FEBRUARY 25 2021
PLOT DATE: FEBRUARY 25 2021

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

LINE TABLE

BEARING	DIST
1. N19°47'30" W 28.39	
2. N70°13'00" E 2.54	
3. N46°55'50" E 8.32	
4. N1°41'43" W 4.78	
5. N1°41'43" W 5.26	
6. N1°41'43" W 5.26	
7. N19°47'30" W 28.44	
8. N70°13'00" E 2.54	
9. N70°13'00" E 2.54	
10. N70°13'00" E 2.54	
11. N19°47'30" W 28.44	
12. N70°13'00" E 2.54	
13. N19°47'30" W 28.44	

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

Christopher E. Musclow
Ontario Land Surveyor
JBF Surveyors

Date

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

Submission Requirements

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51-17 (a-1) 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

REVISIONS

DATE	DESCRIPTION
2021-02-25	REVISIONS FROM TATHAM COMMENTS
2021-02-25	REVISIONS FROM TATHAM COMMENTS

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.