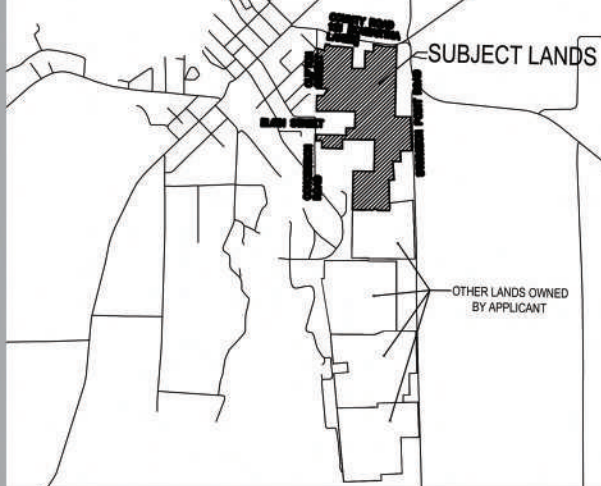




65 Sunny Street  
Whitby, Ontario L1N 8Y3  
T 1 905 686 6402 F 1 905 432 7877  
E yfomal@ghd.com W www.ghd.com

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KEY PLAN-Not to Scale

PROPOSED

## DRAFT PLAN

OF SUBDIVISION OF  
PART OF LOT 21 AND 22 AND PART OF WEST PART OF LOT 23  
GEOGRAPHIC TOWNSHIP OF FENELON, CONCESSION 11  
**FENELON FALLS**  
CITY OF KAWARTHA LAKES

### SCHEDULE OF LAND USES:

LOW DENSITY RESIDENTIAL	LOTS	UNITS
▲ DETACHED DWELLINGS - 12.2+m	192	192
■ DETACHED DWELLINGS - 15.2+m	147	147
● DETACHED DWELLINGS - 18.2+m	88	88
TOTAL LOTS/UNITS LDR	427	427
TOTAL AREA LDR		23.8 ha

MEDIUM DENSITY RESIDENTIAL	BLOCKS	UNITS
6.4 m STREET TOWNHOUSES	428 - 446	131
7.6 m STREET TOWNHOUSES	447 - 462	111
MIXED USE @60 UNITS PER HECTARE [1.73ha]	463	103 ±
MEDIUM DENSITY RESIDENTIAL @ 60 UNITS PER HECTARE [2.04 ha]	464 - 466	122 ±

TOTAL UNITS MDR	467
TOTAL AREA MDR	10.37 ha
TOTAL UNITS RESIDENTIAL	894
TOTAL AREA RESIDENTIAL	34.17 ha

LAND USE BLOCKS	BLOCKS	AREA [ha]
FUTURE DEVELOPMENT	467 - 472	0.74
SWM FACILITY	473 - 476	8.20
PARK	477	2.02
OPEN SPACE/ENVIRONMENTAL	478-479	4.67
ACCESS / DRIVEWAY	480	0.08
RETAINED BY OWNER	481	0.14
TOTAL AREA LAND USE BLOCKS		15.85 ha

ROADS	LENGTH	AREA [ha]
20.0 m ROW	6276	12.55
23.0 m ROW	1114	2.56
TOTAL ROADS	7390	15.11 ha
TOTAL AREA OF SUBMISSION		65.13 ha

### LEGEND:

- Detached Dwelling
- Townhouse
- Medium Density Residential
- Mixed Use
- Road
- Park
- Environmental Open Space
- Storm Water Management Pond



0 20 40 60 80 100m  
SCALE 1:2000 AT ORIGINAL SIZE

A	1st SUBMISSION	P.R.	S.W.	OCT 2023
No.	Issue	Checked	Approved	Date

Author	P.R.	Designer	P.R.
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Drafting	S.W.	Design	Check
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Project Manager	S.W.
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Date  
**NOVEMBER 2023**

Project No.  
**12587558**

Project  
**TOR CONSTRUCTION LTD**

**FENELON FALLS**

**CITY OF KAWARTHA LAKES**

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