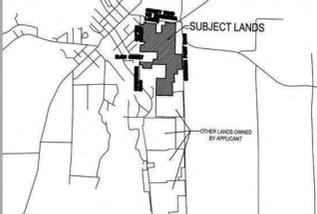




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KEY PLAN - Not to Scale

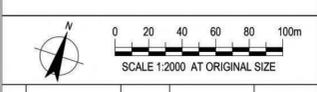
PROPOSED
DRAFT PLAN
 OF SUBDIVISION OF
 PART OF LOT 21 AND 22 AND PART OF WEST PART OF LOT 23
 GEOGRAPHIC TOWNSHIP OF FENELON, CONCESSION 11
FENELON FALLS
 CITY OF KAWARTHA LAKES

SCHEDULE OF LAND USES:

LAND USE	LOTS	UNITS
LOW DENSITY RESIDENTIAL		
▲ 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		
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	0.06
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



No.	1st SUBMISSION	P.R.	S.W.	OCT 2023
	Issue	Checked	Approved	Date
Author	P.R.	Designer	P.R.	
Drafting	S.W.	Design	Check	
Project	S.W.			
Manager				

Date
NOVEMBER 2023
 Project No.
12587558
 Project
TOR CONSTRUCTION LTD
FENELON FALLS
CITY OF KAWARTHA LAKES

