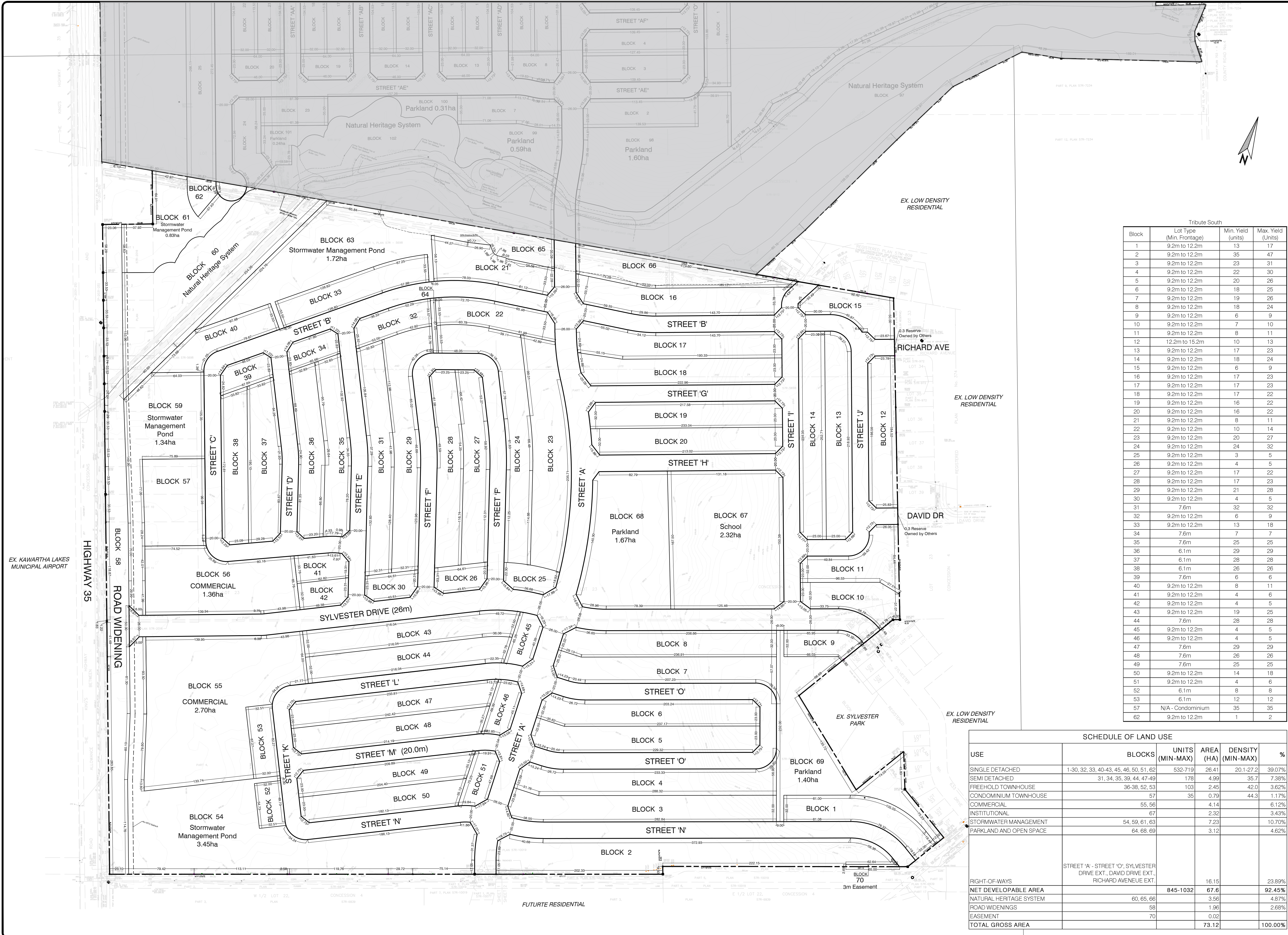




TRIBUTE SOUTH
DRAFT PLAN

LEGAL DESCRIPTION:

E/5 HIGHWAY 35; 57R 2016 PARTS 1-13; PART OF LOT 24 CONCESSION 4, FORMER TOWN OF LINDSAY & E/5 HIGHWAY 35; 57R-5668 PARTS 1 TO 37 PART OF PART 4; LOTS 23 AND 25 CONCESSION 4, FORMER TOWN OF LINDSAY

KEY PLAN:

REQUIRED INFORMATION:

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990:

(a) SEE PLAN
(b) SEE KEY MAP
(c) SEE SCHEDULE OF LAND USE
(d) SEE PLAN
(e) SEE PLAN
(f) N/A
(g) SEE PLAN

(i) MUNICIPAL SERVICES AVAILABLE
(j) SILTY CLAY, GLACIAL TILL, SILTY CLAY TILL, SILTY CLAY TO CLAYEY SILT TILL, SILTY SAND TILL, SILT, SAND TILL, SAND, GRAVEL
(k) SEE PLAN
(l) MUNICIPAL SERVICES AVAILABLE
(m) SEE PLAN

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY COE FISHER CAMERON LAND SURVEYORS.

M. A. Hanna
MARYNA A. HANNA O.C.S.

March 8, 2022
DATE

OWNER'S CERTIFICATE:

I HEREBY AUTHORIZE THE BIGLIERI GROUP TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF KAWARTHA LAKES

[Signature]
TRIBUTE (LINDSAY 1) LIMITED

March 9, 2022
DATE

APPROVAL STAMP:

REVISIONS	No.	Description	Date	Int.
3				
2				
1				

No.	Description	Date	Int.
	PROJECT No.: 21715		
	DATE: March 8, 2022		
	SCALE: 1 : 2000		
	DRAFTED BY: JS	CHECKED BY: MP	
	DRAWING No.: DP-1		

BIGLIERI GROUP

Planning | Development | Project Management | Urban Design

20 Leslie Street, Suite 121, Toronto
128 Catharine Street North, Hamilton
(416) 693-9155
thebiglierigroup.com

Tribute South			
Block	Lot Type (Min. Frontage)	Min. Yield (units)	Max. Yield (Units)
1	9.2m to 12.2m	13	17
2	9.2m to 12.2m	35	47
3	9.2m to 12.2m	23	31
4	9.2m to 12.2m	22	30
5	9.2m to 12.2m	20	26
6	9.2m to 12.2m	18	25
7	9.2m to 12.2m	19	26
8	9.2m to 12.2m	18	24
9	9.2m to 12.2m	6	9
10	9.2m to 12.2m	7	10
11	9.2m to 12.2m	8	11
12	12.2m to 15.2m	10	13
13	9.2m to 12.2m	17	23
14	9.2m to 12.2m	18	24
15	9.2m to 12.2m	6	9
16	9.2m to 12.2m	17	23
17	9.2m to 12.2m	17	23
18	9.2m to 12.2m	17	22
19	9.2m to 12.2m	16	22
20	9.2m to 12.2m	16	22
21	9.2m to 12.2m	8	11
22	9.2m to 12.2m	10	14
23	9.2m to 12.2m	20	27
24	9.2m to 12.2m	24	32
25	9.2m to 12.2m	3	5
26	9.2m to 12.2m	4	5
27	9.2m to 12.2m	17	22
28	9.2m to 12.2m	17	23
29	9.2m to 12.2m	21	28
30	9.2m to 12.2m	4	5
31	7.6m	32	32
32	9.2m to 12.2m	6	9
33	9.2m to 12.2m	13	18
34	7.6m	7	7
35	7.6m	25	25
36	6.1m	29	29
37	6.1m	28	28
38	6.1m	26	26
39	7.6m	6	6
40	9.2m to 12.2m	8	11
41	9.2m to 12.2m	4	6
42	9.2m to 12.2m	4	5
43	9.2m to 12.2m	19	25
44	7.6m	28	28
45	9.2m to 12.2m	4	5
46	9.2m to 12.2m	4	5
47	7.6m	29	29
48	7.6m	26	26
49	7.6m	25	25
50	9.2m to 12.2m	14	18
51	9.2m to 12.2m	4	6
52	6.1m	8	8
53	6.1m	12	12
57	N/A - Condominium	35	35
62	9.2m to 12.2m	1	2

SCHEDULE OF LAND USE				
USE	BLOCKS	UNITS (MIN-MAX)	AREA (HA)	DENSITY (MIN-MAX) %
SINGLE DETACHED	1-30, 32, 33, 40-43, 45, 46, 50, 51, 62	532-719	26.41	20.1-27.2 39.07%
SEMI DETACHED	31, 34, 35, 39, 44, 47-49	178	4.99	35.7 7.38%
FREEHOLD TOWNHOUSE	36-38, 52, 53	103	2.45	42.0 3.62%
CONDOMINIUM TOWNHOUSE	57	35	0.79	44.3 1.17%
COMMERCIAL	55, 56		4.14	61.2%
INSTITUTIONAL	67		2.32	3.43%
STORMWATER MANAGEMENT	54, 59, 61, 63		7.23	10.70%
PARKLAND AND OPEN SPACE	64, 68, 69		3.12	4.62%
RIGHT-OF-WAYS	STREET 'A' - STREET 'O', SYLVESTER DRIVE EXT., DAVID DRIVE EXT., RICHARD AVENUE EXT.		16.15	23.89%
NET DEVELOPABLE AREA		845-1032	67.6	92.45%
NATURAL HERITAGE SYSTEM	60, 65, 66		3.56	4.87%
ROAD WIDENINGS	58		1.96	2.68%
EASEMENT	70		0.02	
TOTAL GROSS AREA			73.12	100.00%