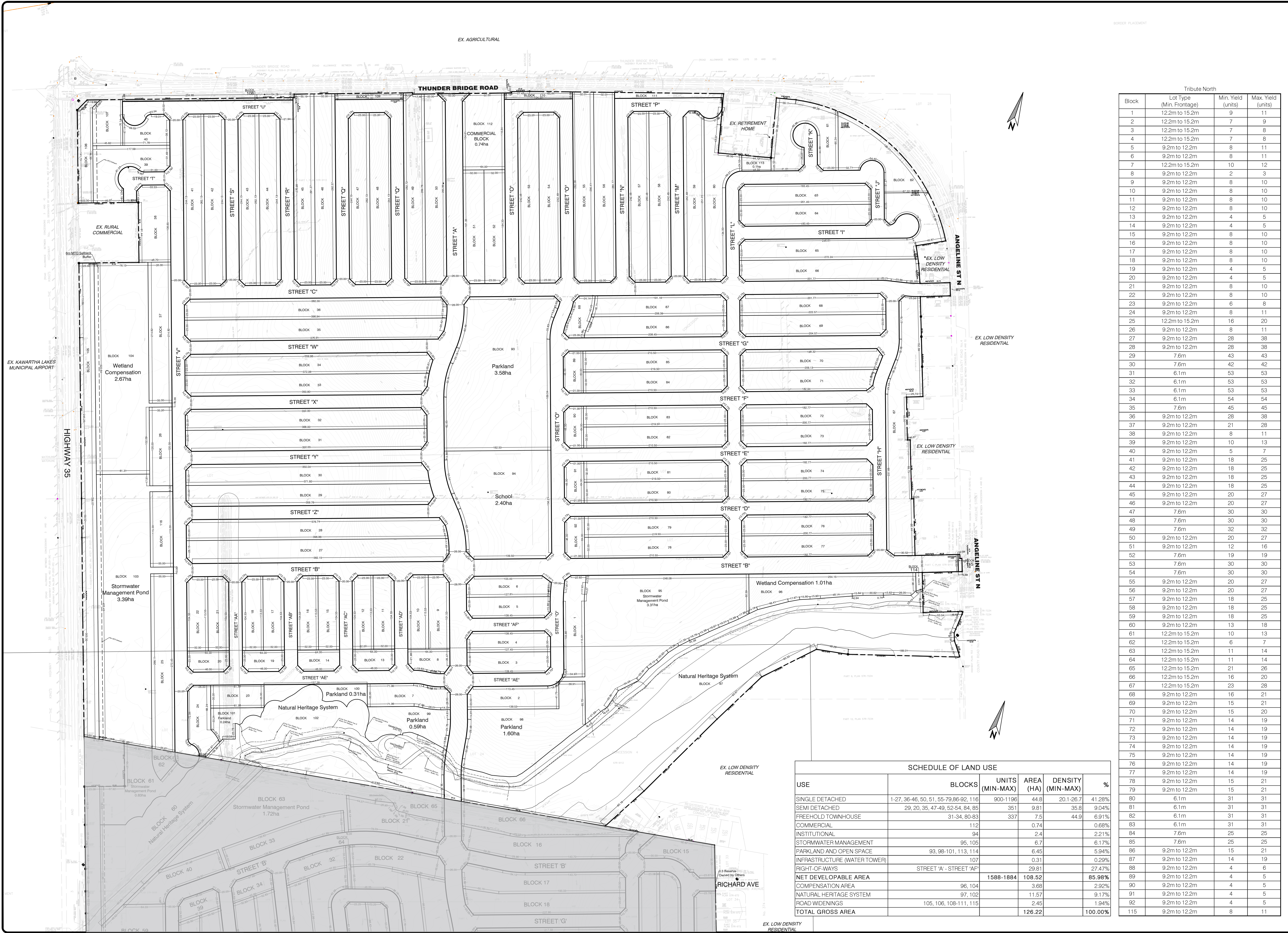




Tribute North			
Block	Lot Type (Min. Frontage)	Min. Yield (units)	Max. Yield (units)
1	12.2m to 15.2m	9	11
2	12.2m to 15.2m	7	9
3	12.2m to 15.2m	7	8
4	12.2m to 15.2m	7	8
5	9.2m to 12.2m	8	11
6	9.2m to 12.2m	8	11
7	12.2m to 15.2m	10	12
8	9.2m to 12.2m	2	3
9	9.2m to 12.2m	8	10
10	9.2m to 12.2m	8	10
11	9.2m to 12.2m	8	10
12	9.2m to 12.2m	8	10
13	9.2m to 12.2m	4	5
14	9.2m to 12.2m	4	5
15	9.2m to 12.2m	8	10
16	9.2m to 12.2m	8	10
17	9.2m to 12.2m	8	10
18	9.2m to 12.2m	8	10
19	9.2m to 12.2m	4	5
20	9.2m to 12.2m	4	5
21	9.2m to 12.2m	8	10
22	9.2m to 12.2m	8	10
23	9.2m to 12.2m	6	8
24	9.2m to 12.2m	8	11
25	12.2m to 15.2m	16	20
26	9.2m to 12.2m	8	11
27	9.2m to 12.2m	28	38
28	9.2m to 12.2m	28	38
29	7.6m	43	43
30	7.6m	42	42
31	6.1m	53	53
32	6.1m	53	53
33	6.1m	53	53
34	6.1m	54	54
35	7.6m	45	45
36	9.2m to 12.2m	28	38
37	9.2m to 12.2m	21	28
38	9.2m to 12.2m	8	11
39	9.2m to 12.2m	10	13
40	9.2m to 12.2m	5	7
41	9.2m to 12.2m	18	25
42	9.2m to 12.2m	18	25
43	9.2m to 12.2m	18	25
44	9.2m to 12.2m	18	25
45	9.2m to 12.2m	20	27
46	9.2m to 12.2m	20	27
47	7.6m	30	30
48	7.6m	30	30
49	7.6m	32	32
50	9.2m to 12.2m	20	27
51	9.2m to 12.2m	12	16
52	7.6m	19	19
53	7.6m	30	30
54	7.6m	30	30
55	9.2m to 12.2m	20	27
56	9.2m to 12.2m	20	27
57	9.2m to 12.2m	18	25
58	9.2m to 12.2m	18	25
59	9.2m to 12.2m	18	25
60	9.2m to 12.2m	13	18
61	12.2m to 15.2m	10	13
62	12.2m to 15.2m	6	7
63	12.2m to 15.2m	11	14
64	12.2m to 15.2m	11	14
65	12.2m to 15.2m	21	26
66	12.2m to 15.2m	16	20
67	12.2m to 15.2m	23	28
68	9.2m to 12.2m	16	21
69	9.2m to 12.2m	15	21
70	9.2m to 12.2m	15	20
71	9.2m to 12.2m	14	19
72	9.2m to 12.2m	14	19
73	9.2m to 12.2m	14	19
74	9.2m to 12.2m	14	19
75	9.2m to 12.2m	14	19
76	9.2m to 12.2m	14	19
77	9.2m to 12.2m	14	19
78	9.2m to 12.2m	15	21
79	9.2m to 12.2m	15	21
80	6.1m	31	31
81	6.1m	31	31
82	6.1m	31	31
83	6.1m	31	31
84	7.6m	25	25
85	7.6m	25	25
86	9.2m to 12.2m	15	21
87	9.2m to 12.2m	14	19
88	9.2m to 12.2m	4	6
89	9.2m to 12.2m	4	5
90	9.2m to 12.2m	4	5
91	9.2m to 12.2m	4	5
92	9.2m to 12.2m	4	5
115	9.2m to 12.2m	8	11

SCHEDULE OF LAND USE					
USE	BLOCKS	UNITS (MIN-MAX)	AREA (HA)	DENSITY (MIN-MAX)	%
SINGLE DETACHED	1-27, 36-46, 50, 51, 55-79, 86-92, 116	900-1196	44.8	20.1-26.7	41.28%
SEMI DETACHED	29, 20, 35, 47-49, 52-54, 84, 85	351	9.81	35.8	9.04%
FREEHOLD TOWNHOUSE	31-34, 80-83	337	7.5	44.9	6.91%
COMMERCIAL	112		0.74		0.68%
INSTITUTIONAL	94		2.4		2.21%
STORMWATER MANAGEMENT	95, 105		6.7		6.17%
PARKLAND AND OPEN SPACE	93, 98-101, 113, 114		6.45		5.94%
INFRASTRUCTURE (WATER TOWER)	107		0.31		0.29%
RIGHT-OF-WAYS	STREET 'A' - STREET 'AP'	29.81			27.47%
NET DEVELOPABLE AREA		1588-1884	108.52		85.98%
COMPENSATION AREA	96, 104		3.68		2.92%
NATURAL HERITAGE SYSTEM	97, 102		11.57		9.17%
ROAD WIDENINGS	105, 106, 108-111, 115		2.45		1.94%
TOTAL GROSS AREA			126.22		100.00%

TITLE:

TRIBUTE NORTH DRAFT PLAN

LEGAL DESCRIPTION:

PART OF LOTS 24 AND 25 CONCESSION 4 GEOGRAPHIC TOWNSHIP OF OPS NOW IN THE CITY OF KAWARTHA LAKES

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

(h) MUNICIPAL SERVICES AVAILABLE

(i) CLAYEY SILT, SAND TILL, SANDY SILT, SILT, SILTY CLAY, SILTY SAND

(j) SEE PLAN

(k) MUNICIPAL SERVICES AVAILABLE

(l) 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, S.L.S.

March 8, 2022

DATE

OWNER'S CERTIFICATE:

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

[Signature]

March 9, 2022

DATE

APPROVAL STAMP:

REVISIONS

3			
2			
1			

No.	Description	Date	Int.
PROJECT No.: 21758			
DATE: March 8, 2022			
SCALE: 1 : 2500			
DRAFTED BY: JS		CHECKED BY: MP	
DRAWING No.: DP-1			

BIGLIERI GROUP

Planning | Development | Project Management | Urban Design

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