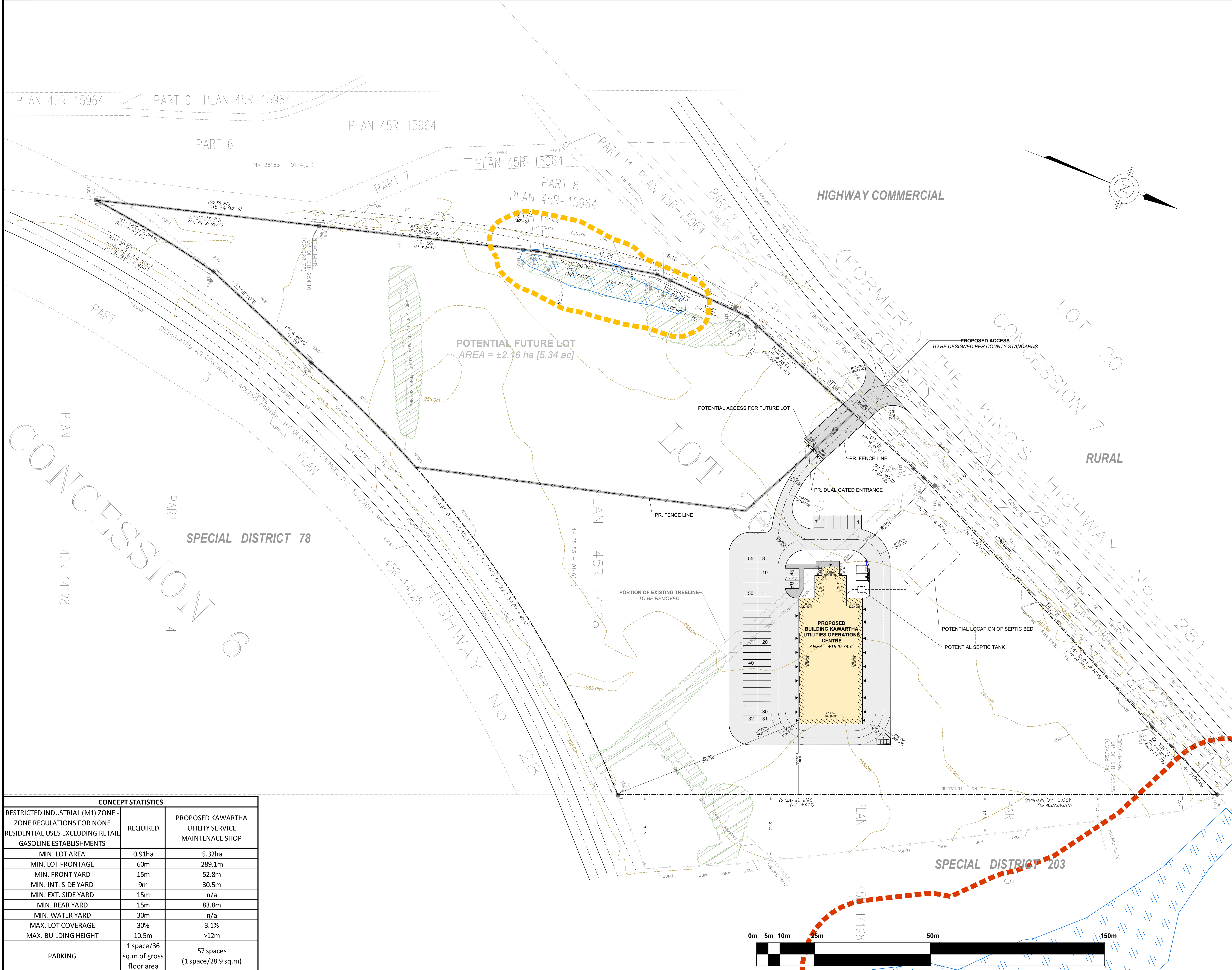
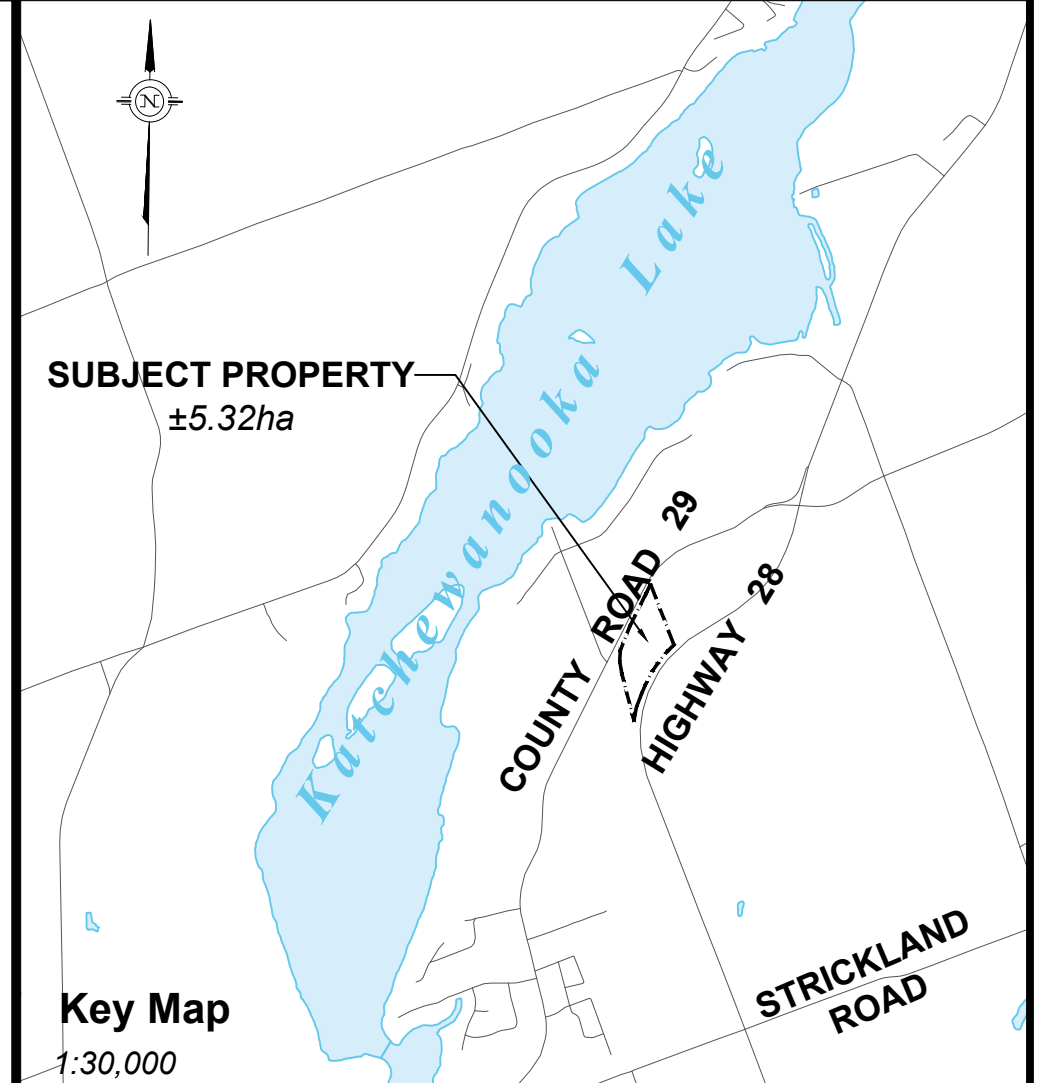




CONCEPT STATISTICS		
RESTRICTED INDUSTRIAL (M1) ZONE - ZONE REGULATIONS FOR NONE RESIDENTIAL USES EXCLUDING RETAIL GASOLINE ESTABLISHMENTS	REQUIRED	PROPOSED KAWARTHA UTILITY SERVICE MAINTENACE SHOP
MIN. LOT AREA	0.91ha	5.32ha
MIN. LOT FRONTAGE	60m	289.1m
MIN. FRONT YARD	15m	52.8m
MIN. INT. SIDE YARD	9m	30.5m
MIN. EXT. SIDE YARD	15m	n/a
MIN. REAR YARD	15m	83.8m
MIN. WATER YARD	30m	n/a
MAX. LOT COVERAGE	30%	3.1%
MAX. BUILDING HEIGHT	10.5m	>12m
PARKING	1 space/36 sq.m of gross floor area	57 spaces (1 space/28.9 sq.m)



LEGEND

- DENOTES SURVEY MONUMENT, FOUND
- WT — DENOTES WITNESS
- MFS — DENOTES MONTGOMERY SURVEYING INC.
- MTO — DENOTES MINISTRY OF TRANSPORTATION OF ONTARIO
- 1857 — DENOTES THAMARAJAH SHANMUGARAJAH THAM SURVEYING LIMITED, O.L.S.
- OU — DENOTES ORIGIN UNKNOWN
- IBW — DENOTES IVAN B. WALLACE LTD. O.L.S.
- DENOTES STONE FENCE
- DENOTES FENCE LINE
- DENOTES GATE
- P1 — DENOTES PLAN 45R-14128
- P2 — DENOTES PLAN 45R-15964
- COVD(28) — DENOTES CANADIAN GEODETIC VERTICAL DATUM OF 1928
- DENOTES SUBJECT PROPERTY BOUNDARY
- DENOTES CONTOUR ELEVATION (10m INTERVAL) DERIVED FROM ELEVATION DATA PROVIDED BY JBF SURVEYORS
- ▲ — PROPOSED OVERHEAD DOOR ENTRANCE
- ▲ — PROPOSED PEDESTRIAN ENTRANCE
- POTENTIAL FIRE HYDRANT
- POTENTIAL UNDERGROUND WATER STORAGE TANKS FOR FIRE SUPPRESSION (2) 3.00m x 4.80m (700')
- PROPOSED STANDARD PARKING SPACE (2m x 6m TYP.)
- PROPOSED BARRIER FREE PARKING SPACE (3.4m x 6m w/ 1.5m AISLE TYP.)
- PROPOSED BUILDING FOOTPRINT
- PROPOSED DRIVEWAY (ASPHALT)
- PROPOSED DRIVEWAY (GRAVEL)
- PROPOSED PEDESTRIAN WALKWAY (CONCRETE) - 1.8m WIDTH
- PROPOSED LOTS
- PROPOSED GARBAGE/RECYCLING ENCLOSURE
- EXISTING TREE LINE (APPROX.)
- VEHICLE MOVEMENT LANEWAY CENTRE LINE MIN. WIDTH = 4.1m MIN. CENTRE LINE TURNING RADIUS = R12m
- FIELD VERIFIED WETLAND (RETRIEVED FROM THE NATURAL HERITAGE CONSTRAINTS MAP PREPARED BY CAMBIUM)
- 10m WETLAND BUFFER (RETRIEVED FROM THE NATURAL HERITAGE CONSTRAINTS MAP PREPARED BY CAMBIUM)
- 30m WETLAND BUFFER (RETRIEVED FROM THE NATURAL HERITAGE CONSTRAINTS MAP PREPARED BY CAMBIUM)
- BEARINGS SHOWN HEREON ARE MTM GRID DERIVED FROM THE NORTH WESTERLY LIMIT OF PART 2, PLAN 45R-14128 HAVING A BEARING OF N27°28'00"E

NOTES:

1. SURVEY BASE PLAN PROVIDED BY JBF SURVEYORS, COMPLETED ON AUGUST 19TH, 2022.
2. WETLANDS AND WETLAND BUFFERS ARE RETRIEVED FROM THE NATURAL HERITAGE CONSTRAINTS MAP PREPARED BY CAMBIUM IN OCTOBER 2024.

ECOVUE
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DRAWN BY:	PROJECT No.:
MC/PP	22-2469
APPROVED BY:	HORIZ. SCALE:
	1:700
REVISION DATE:	PLOT DATE:
March 28, 2025	March 28, 2025

KAWARTHA UTILITIES

4488 COUNTY ROAD 29
PART OF LOT 20, CONCESSION 06
CSD, TWP. OF DOURO
TOWNSHIP OF DOURO-DUMMER
COUNTY OF PETERBOROUGH

CONCEPT PLAN

CP1