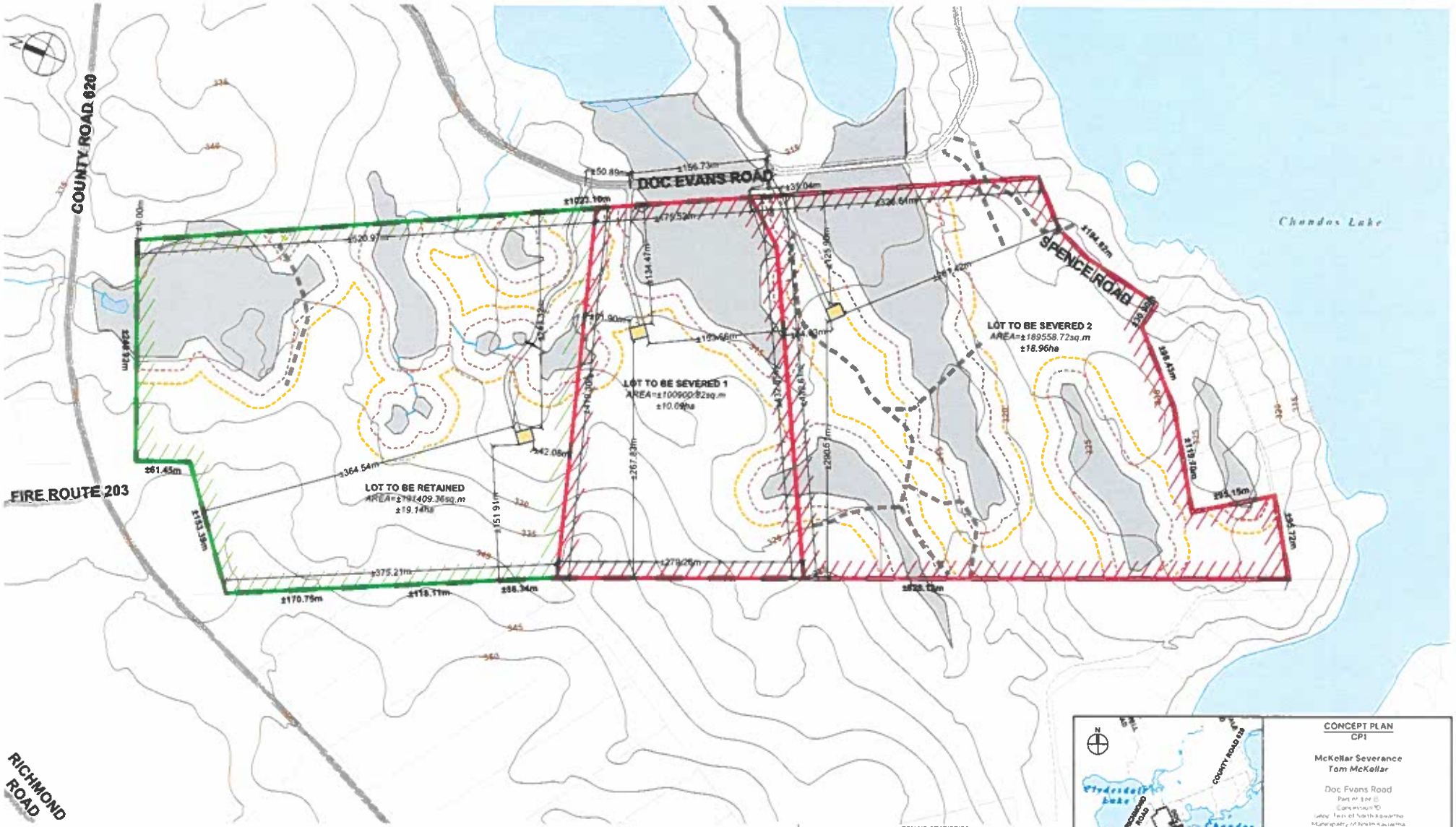



CONCEPT PLAN
CP1

McKellar Severance
Tom McKellar

Doc Evans Road
Part of Lot 15
Concession 10
Geog. Twp. of North Kawartha
Municipality of North Kawartha
County of Frontenac

Project Number	23-2591
Drawn by	PP
Horiz. Scale	1:4,000
Revision Date	June 10, 2026

ECOVUE
All Chambers Street
Peterborough, ON K9H 1G1
T: 1-705-876-8591 F: 1-705-742-8181
www.ecovue.com/ecovue

LEGEND

- Subject Property
- Existing Parcels
- Existing Public Road
- Existing Private Road
- Field Verified Wetlands
- 30m Buffer from Wetlands
- Existing Trail
- Proposed Structure (Area=±750sq.m)
- Proposed Driveway (6m)
- Severed Lot
- Retained Lot

NOTES:

1. Property Boundaries are approximate

ZONING STATISTICS

PROPOSED ZONE NAME	REQUIRED	LOT TO BE RETAINED	LOT TO BE SEVERED 1	LOT TO BE SEVERED 2
MIN LOT AREA	10ha	19.14ha	10.09ha	18.96ha
MIN LOT FRONTAGE	90m	100.97	175.52m	35.04m
DWELLING GOUSES PER LOT	1			
MIN. BUILDING SETBACK				
FRONT YARD	30m	243.32m	134.47m	125.90m
INT. SIDE YARD	15m	42.08m	51.90m	54.03m
EXT. SIDE YARD	15m	N/A	N/A	N/A
REAR YARD	15m	151.91m	267.83m	290.51m
MAX. BUILDING COVERAGE (%)	15%			
MAX. BUILDING HEIGHT	11m	<11m	<11m	<11m
PARKING SPACES	1 for each dwelling	1	1	1