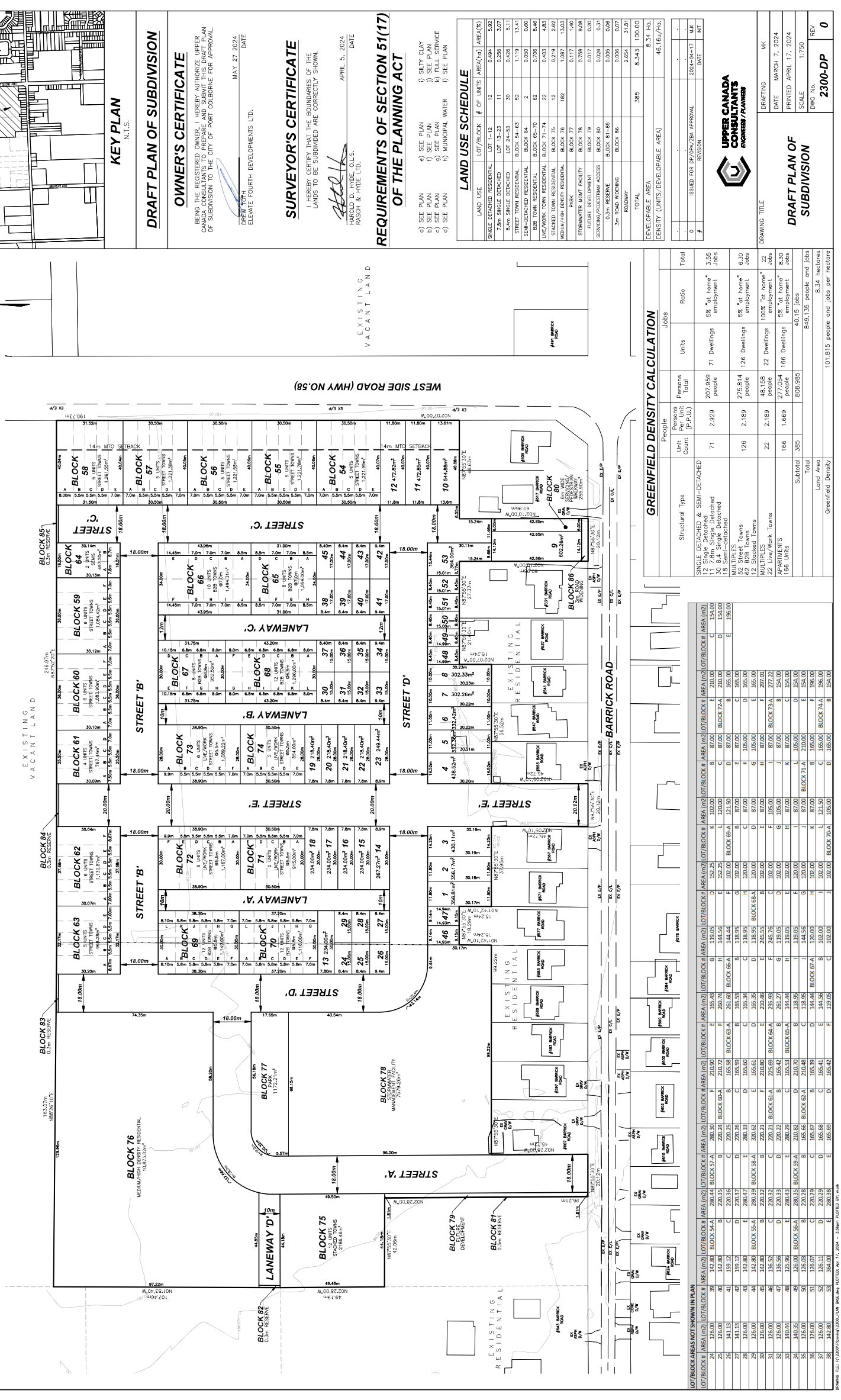


STONEBRIDGE VILLAGE CITY OF PORT COLBORNE

LEGAL DESCRIPTION PART OF LOT 31, GEOGRAPHIC TOWNSHIP OF HUMBERSTONE CITY OF PORT COLBORNE REGIONAL MUNICIPALITY OF NIAGARA



KEY PLAN N.T.S.

DRAFT PLAN OF SUBDIVISION

OWNER'S CERTIFICATE BEING THE REGISTERED OWNER, I HEREBY AUTHORIZE UPPER CANADA CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF PORT COLBORNE FOR APPROVAL.

DRAWN BY: ELEVATE FOURTH DEVELOPMENTS LTD. DATE: MAY 27, 2024

SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

DATE: APRIL 5, 2024 HAROLD D. HIDE, O.L.S. FASCM & HIDE LTD.

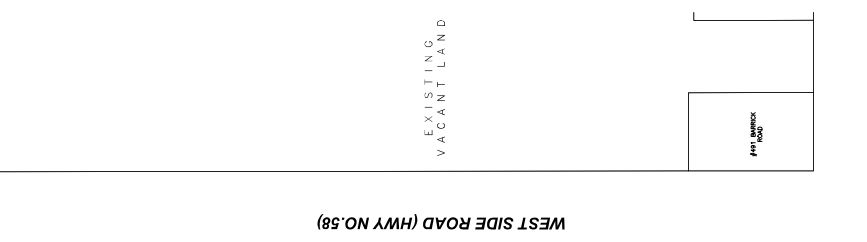
REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- a) SEE PLAN b) SEE PLAN c) SEE PLAN d) SEE PLAN e) SEE PLAN f) SEE PLAN g) SEE PLAN h) SEE PLAN i) SEE PLAN j) SEE PLAN k) FULL SERVICE l) MUNICIPAL WATER m) SEE PLAN

LAND USE SCHEDULE table with columns: LAND USE, LOT/BLOCK, # OF UNITS, AREA(%)

DEVELOPABLE AREA table with columns: DEVELOPABLE AREA, DENSITY (UNITS/DEVELOPABLE AREA)

DRAFT PLAN OF SUBDIVISION table with columns: DATE, PRINTED, SCALE, UNG No., REV



GREENFIELD DENSITY CALCULATION table with columns: Structural Type, Persons per Unit, Total, Ratio, Units, Total

Table with columns: LOT/BLOCK #, AREA (m2), LOT/BLOCK #, AREA (m2), LOT/BLOCK #, AREA (m2), LOT/BLOCK #, AREA (m2), LOT/BLOCK #, AREA (m2)

Table with columns: LOT/BLOCK #, AREA (m2), LOT/BLOCK #, AREA (m2), LOT/BLOCK #, AREA (m2), LOT/BLOCK #, AREA (m2), LOT/BLOCK #, AREA (m2)

Table with columns: LOT/BLOCK #, AREA (m2), LOT/BLOCK #, AREA (m2), LOT/BLOCK #, AREA (m2), LOT/BLOCK #, AREA (m2), LOT/BLOCK #, AREA (m2)

Table with columns: LOT/BLOCK #, AREA (m2), LOT/BLOCK #, AREA (m2), LOT/BLOCK #, AREA (m2), LOT/BLOCK #, AREA (m2), LOT/BLOCK #, AREA (m2)

Table with columns: LOT/BLOCK #, AREA (m2), LOT/BLOCK #, AREA (m2), LOT/BLOCK #, AREA (m2), LOT/BLOCK #, AREA (m2), LOT/BLOCK #, AREA (m2)

DRAWING FILE: P3-2300701000-PLAN_Bldg.dwg PLOTTED: Apr 17, 2024 - 3:56pm PLOTTED BY: mmh