

Development and Government Relations

Planning Division Report

December 6, 2024

Secretary-Treasurer
Port Colborne Committee of Adjustment
66 Charlotte Street
Port Colborne, ON L3K 3C8

**Re: Applications for Consent: B17-24-PC, B18-24-PC, and B19-24-PC
Applications for Minor Variance: A31-24-PC and A32-24-PC
Part Lot 5, Concession 1
4838 Sherkston Road
Agent: Urban Belief Inc.
Owner(s): Hassan Kurabi**

Proposal

Consent applications B17-24-PC, B18-24-PC, and B19-24-PC propose to permit the conveyance of Parts 1, 2, and 3 on the severance sketch attached as Appendix A, for a future residential use. Part 5 is proposed to be retained for its existing agricultural use, and is proposed to have a lot frontage of 84.97 metres on Highway 3 (with an access easement over Part 4, which fronts onto Sherkston Road) and a lot area of 18,884.2 square metres. Minor variance applications A31-24-PC and A32-24-PC propose to permit the reduced lot frontages indicated below, whereas a minimum lot frontage of 45 metres is required. The lots proposed to be severed all front onto Sherkston Road and would have the following lot frontages and lot areas:

| Application No. | Severed Parcel | Lot Frontage | Lot Area |
|-------------------------|--|---|---|
| B17-24-PC | Part 1 | 68.31 m | 6,229.8 m ² |
| B18-24-PC, A31-24-PC | Part 2 | 30.74 m | 6,491.1 m ² |
| B19-24-PC, A32-24-PC | Part 3 with an easement over Part 4 | 30.74 m total (24.38 m for Part 3, 6.36 m for Part 4) | 6,786.1 m ² total (5,819.5 m ² for Part 3, 966.6 m ² for Part 4) |



Figure 1 (top image): The subject property, 4838 Sherkston Road

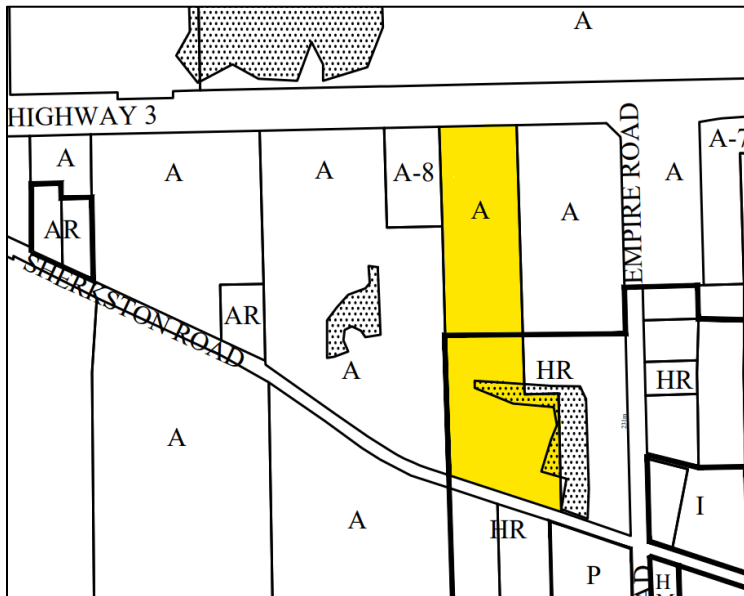


Figure 2 (middle image): 4838 Sherkston Road, highlighted in yellow, from Schedule A3 of Zoning By-law 6575/30/18

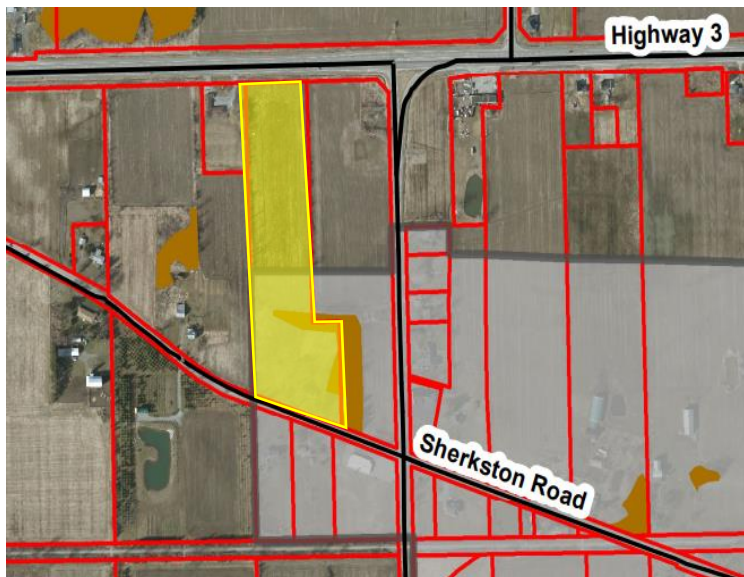


Figure 3 (bottom image): 4838 Sherkston Road, highlighted in yellow, from Schedule A4 of the City of Port Colborne Official Plan (2013)

Surrounding Land Uses and Zoning

The subject lands are the Hamlet Residential (HR) and Agricultural (A) zones. The parcels surrounding the subject lands are zoned A with an Environmental Conservation (EC) overlay to the north; A and HR with an EC overlay to the west; HR and Public and Park (P) to the south; and A with an EC overlay to the east.

Environmentally Sensitive Areas

The subject lands are impacted by the Region's Natural Environment System (NES), consisting of Other Wetlands and potential Other Woodland. As such, a Constraints Analysis was required in support of the application. Planning Staff have examined the proposals in relation to this feature in the Discussion section of this report. The applications have also been circulated to the Niagara Region for formal comments.

Public Comments

Notice was circulated on November 27, 2024, to properties within 60 metres of the subject lands, in accordance with section 44 (5) of the *Planning Act*. As of December 6, 2024, no comments from the public have been received.

Agency Comments

Notice of the application was circulated on November 12, 2024, to internal City departments and external agencies. As of December 6, 2024, the following comments have been received.

Niagara Region

Regional Growth Management and Planning staff do not object to the proposed consent applications based on Provincial and Regional policies, subject to the below conditions being fulfilled:

1. Part 4 merging on title with Part 3;
2. That a new class 4 sewage system is applied for and installed to be fully contained on Part 1 and meet the required setbacks to the property line 4.2m west of the dwelling located on Part 1; and
3. That the Hydrogeological Study, prepared by Terra-Dynamics Consulting Inc. (dated July 12, 2024) include the nitrate-nitrogen calculations to determine the location of the septic systems and the type of additional treatment, if required.

Furthermore, staff highly recommend that a Stage 1 Archaeological Assessment (at minimum) is completed for the subject land as the property is mapped as an area of archaeological potential in Schedule K of the Niagara Official Plan (NOP). Regional staff note this was not previously identified at the time of pre-consultation, as the NOP was not approved and in effect.

Prior to construction of dwellings on Parts 2 and 3, the applicant must apply for a class 4 sewage system permit through Niagara Region.

Note: Full comments are included in the Committee of Adjustment agenda package dated December 6, 2024.

Staff Response

The recommendations of Regional staff have been included as conditions of the severances.

Drainage Superintendent

The parcel in the application is assessed through the Bearss Municipal Drain report. Assuming the application is approved, a condition of completion will require a drainage apportionment agreement. Planning will provide the deposited plan to the Drainage Superintendent to complete the apportionment agreement. The City fee for the agreement from the Drainage Superintendent is \$118. If the applicant is not satisfied with the Drainage Superintendent completing the reapportionment, the applicant may choose to have the agreement completed by an approved drainage engineer. Any costs incurred from the drainage engineer will be at the expense of the applicant. Secondly, it is strongly recommended that if the proposed parcels do not drain independently of one another that a mutual agreement drain be established. If further information is required on the mutual agreement drain, please contact the drainage superintendent.

Staff Response

Drainage apportionment agreements have been included as conditions of the severances.

Fire Department

No objections.

Engineering Division

Engineering staff will require separate entrances to each newly created lot. A Municipal Consent permit will be required for the entrance and culvert installation, which can be applied for on the [Municipal Consent permits webpage](#).

Staff Response

Engineering requirements will be addressed through the Municipal Consent permit process during construction.

Discussion

Consent Applications: B17-24-PC, B18-24-PC, and B19-24-PC

Consent applications B17-24-PC, B18-24-PC, and B19-24-PC were reviewed with consideration of applicable policies in the Provincial Planning Statement (2024), the Niagara Official Plan (2022), the City of Port Colborne Official Plan (2013), and Zoning By-law 6575/30/18.

Provincial Planning Statement (PPS)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The subject lands are identified as a Rural Settlement Area in the PPS.

Section 2.5.1 of the PPS provides that healthy, integrated and viable rural areas should be supported, in part, by accommodating an appropriate range and mix of housing in rural settlement areas, and by conserving biodiversity. Section 2.5.2 provides that rural settlement areas shall be the focus of growth and development. Section 2.5.3 states that, when directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

Section 2.3.1.2 provides that land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources and optimize existing and planned infrastructure. Section 2.3.1.3 requires that planning authorities support general intensification to support the achievement of complete communities, including by planning for a range and mix of housing options.

Planning staff are satisfied that the consent applications consistent with the PPS. The proposal to create three new residential lots supports the provincial requirement to direct growth and development in rural areas to rural settlement areas. The unconventional lot fabrics proposed in each of the consent applications will contribute towards the provision of an appropriate range and mix of housing in rural settlement areas by allowing for different lot configurations. The Hydrogeological Study and the Natural Heritage Constraints Assessment submitted in support of the application provide measures for ensuring biodiversity is conserved and that appropriate service levels are provided. The proposed lots are of a similar size and shape to the other irregularly-shaped lots in the neighbourhood, which will contribute to the preservation of the locally appropriate rural characteristics, while supporting the gentle intensification of a rural settlement area.

Niagara Official Plan (NOP)

The subject lands are within the Rural Settlement of Sherkston designation in the NOP.

The NOP outlines that development in rural settlements should be planned to encourage residential infill development that builds on the rural character and characteristics of the surrounding area; ensure there is adequate amenities to serve the needs of rural residents, area businesses, and the surrounding agricultural community; consider the inclusion of active transportation infrastructure; protect the Region's natural environment system; and encourage reduced energy consumption. Furthermore, rural settlement areas are to be serviced by sustainable private water and wastewater treatment systems in accordance with section 5.2 of the NOP.

Planning staff are satisfied that the proposed consent applications conform to the NOP. The proposed severances will create three new residential lots with similar unique lot fabrics as other lots within the surrounding Sherston hamlet. The Hydrogeological Study, prepared by Terra-Dynamics Consulting Inc. (dated July 12, 2024), provides recommendations to ensure the lots can be adequately serviced. Regional staff have provided their comments on the Hydrogeological Study, and the Natural Heritage Constraints Assessment, prepared by Colville Consulting Inc. (dated December 2023), which have informed the recommended conditions of these severances to ensure the proposals' consistency with the Region's private servicing and environmental requirements. The development will be at a scale and density suitable to the physical characteristics of the site, soil, and drainage conditions, while ensuring the protection of the Region's natural environment system.

City of Port Colborne Official Plan (OP)

The subject lands are designated as Hamlet with an Environmental Conservation overlay in the OP. The Hamlet designation (section 3.3 of the OP) permits residential uses, community facilities and institutional uses, existing agricultural uses, special agricultural and rural uses that are compatible with adjacent uses, neighbourhood commercial uses, Natural Heritage features, parks, and public open spaces. Section 3.3.1 (c) states that development will be situated on lots suitable in size and soil condition to support a private well and septic system to the satisfaction of the appropriate agency.

Section 3.3.2 and 2.4.3 outline the requirements for intensification and infill in the Hamlet designation. Section 2.4.3 states that a limited amount of infilling is permitted in the Hamlet designation. Section 3.3.2 provides that infilling for new residential development created through severance will only be for the purpose of creating up to three lots between two existing residential buildings such that the new lots can be adequately serviced by individual on-site sanitary services and individual on-site water services, the size of each lot is a minimum of 1 hectare, and each new lot complies with the requirements of the Zoning By-law.

Proposals for the creation of new lots in the Hamlet designation are considered in accordance with the provisions of section 3.3.4 of the OP, which states that severances shall only be permitted for infilling as described in section 3.2.2 and in accordance with the policies of section 3.2.4. Section 3.2.4 permits severances subject to the submission

of a survey sketch prepared by a registered Ontario Land Surveyor and the proposed lots having frontage on a public road.

To ensure that the lots will be suitable in size and soil condition to support individual on-site water and sanitary services, a Hydrogeological Study, prepared by Terra-Dynamics Consulting Inc. (dated July 12, 2024), was submitted. The study indicates that the proposed lot areas are sufficient and can be safely serviced by private sewage systems, provided that the owners enter into a development agreement with the City to require the provision of the future water supply either by cisterns or an appropriately treated dug well. Regional private servicing staff have reviewed the study and recommend that it be revised to include the nitrate-nitrogen calculations to determine the location of the septic systems and the type of additional treatment, if required. The recommendation from Regional staff has been included as a recommended condition of the severances, along with requiring the applicant to enter into a development agreement to implement the recommendations of the study.

As the Environmental Conservation overlay indicated environmental features may be present which need to be conserved, a Natural Heritage Constraints Assessment, prepared by Colville Consulting Inc. (dated December 2023) was submitted. This assessment indicates that no significant natural heritage features are located on or adjacent to the property, but noted that it is recommended that a Tree Preservation Plan be prepared to maintain tree cover in the hamlet. Regional environmental staff have reviewed the assessment and have no further concerns. The development agreement that has been recommended as a condition of the severances will also include a provision requiring the Tree Preservation Plan to be prepared and followed as the lands are developed.

The OP also provides for the collection of cash-in-lieu of parkland dedication as a condition of consent. Parkland dedication is required when new development is proposed that would increase the population of the City and add more users to the parkland system. As a result of this application, the proposed lots can include new units and are intended for residential use which means, the population will increase. As a result, the standard condition of a memorandum of understanding stating that the applicant is aware of the requirements of parkland dedication have been included as a condition of the consents.

Planning Staff are satisfied that the proposal meets the OP. The proposed severances would have the effect of creating three new lots for residential use between two existing residential buildings. Planning staff note that while the OP requires the proposed lots to be a minimum of 1 hectare, the Hamlet Residential (HR) provisions in the Zoning By-law require a minimum lot area of 0.4 hectares, which the proposed new lots all meet. For those provisions in the HR zone that the proposed lots are not able to meet, minor variances have also been requested, which are analyzed later in this report.

City of Port Colborne Zoning By-law 6575/30/18

The subject lands are the Hamlet Residential (HR) zone under Zoning By-law 6575/30/18. The proposed severances will leave the following dimensions:

| Part No. | Lot Frontage | Lot Area |
|--|--|--|
| Part 1 (to be severed) | 68.31 metres | 6,229.8 square metres |
| Part 2 (to be severed) | 30.74 metres | 6,491.1 square metres |
| Part 3 (to be severed, with an easement over Part 4) | 30.74 metres total (24.38 metres for Part 3, 6.36 metres for Part 4) | 6,786.1 square metres total (5,819.5 square metres for Part 3, 966.6 square metres for Part 4) |
| Part 5 (to be retained) | 84.97 metres | 18,884.2 square metres |

Planning staff are satisfied that all the requirements of the zoning by-law will be met, with the exception of the requirements subject to minor variance applications A31-24-PC and A32-24-PC. The lot creation requirements of the HR zone requires a minimum lot frontage of 45 metres and a minimum lot area of 0.4 hectares (4,000 square metres). Each new lot would exceed the lot area requirements. The lot frontage proposed for Part 1 would exceed the lot frontage requirement.

Recommendations

B17-24-PC

Planning staff recommend application B17-24-PC be **granted** subject to the following conditions:

1. That the applicant provides the Secretary-Treasurer with the deeds for the conveyance of the subject parcels or a registrable legal description of the subject parcels, and a paper and electronic copy of the deposited reference plan, for use in the issuance of the Certificate of Consent.
2. That a final certification fee of \$240 payable to the City of Port Colborne is submitted to the Secretary-Treasurer.
3. That the owner provides a written undertaking stating that Part 3 shall merge on title with Part 4, and that future purchase and sales agreements will include a clause advising that a new class 4 sewage system shall be fully contained on Part 1 and meet the required setbacks to the property line 4.2 metres west of the dwelling located on Part 1, to the satisfaction of Region of Niagara and City of Port Colborne staff.

4. That the Hydrogeological Study, prepared by Terra-Dynamics Consulting Inc. (dated July 12, 2024) be revised to include the nitrate-nitrogen calculations to determine the location of the septic systems and the type of additional treatment, if required, to the satisfaction of Region of Niagara and City of Port Colborne staff.
5. That a drainage apportionment agreement be completed by the City's Drainage Superintendent or by an approved engineer at the cost of the applicant. A copy of the deposited plan must be delivered to the Drainage Superintendent through the planning department for the apportionment agreement to be completed.
6. That the applicant(s) sign the City of Port Colborne's standard Memorandum of Understanding explaining that development charges and cash-in-lieu of the dedication of land for park purposes, based on an appraisal, at the expense of the applicant, wherein the value of the land is to be determined as of the day before the issuance of a building permit, is required prior to the issuance of a building permit pursuant to section 42 of the *Planning Act*.
7. That a Stage 1 Archaeological Assessment (at minimum) be completed for the subject lands and receive acceptance from the Ministry of Citizenship and Multiculturalism (MCM). If the Ministry requires further archaeological work to be completed prior to acknowledging this report, these report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of Niagara Region, prior to clearance of this condition. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from MCM through Niagara Region, confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
8. That the owner enters into a Development Agreement with the City Port Colborne to implement the recommendations of the Natural Heritage Constraints Assessment, prepared by Colville Consulting Inc. (dated December 2023), and the Hydrogeological Study, prepared by Terra-Dynamics Consulting Inc. (dated July 12, 2024), prior to any construction or site alteration, to the satisfaction of Region of Niagara and City of Port Colborne staff.
9. That all conditions of consent be cleared by December 11, 2026.

For the following reasons:

1. The application is consistent with the Provincial Planning Statement, the Niagara Official Plan, City of Port Colborne Official Plan, and will comply with the provisions of Zoning By-law 6575/30/18, as amended.

B18-24-PC

Planning staff recommend application B18-24-PC be **granted** subject to the following conditions:

1. That the applicant provides the Secretary-Treasurer with the deeds for the conveyance of the subject parcels or a registrable legal description of the subject parcels, together with a paper copy and electronic copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
2. That a final certification fee of \$240 payable to the City of Port Colborne is submitted to the Secretary-Treasurer.
3. That the owner provides a written undertaking stating that Part 3 shall merge on title with Part 4, and that future purchase and sales agreements will include a clause advising that a new class 4 sewage system shall be fully contained on Part 1 and meet the required setbacks to the property line 4.2m west of the dwelling located on Part 1, to the satisfaction of Region of Niagara and City of Port Colborne staff.
4. That the Hydrogeological Study, prepared by Terra-Dynamics Consulting Inc. (dated July 12, 2024) be revised to include the nitrate-nitrogen calculations to determine the location of the septic systems and the type of additional treatment, if required, to the satisfaction of Region of Niagara and City of Port Colborne staff.
5. That a drainage apportionment agreement be completed by the City's Drainage Superintendent or by an approved engineer at the cost of the applicant. A copy of the deposited plan must be delivered to the Drainage Superintendent through the planning department for the apportionment agreement to be completed.
6. That the applicant(s) sign the City of Port Colborne's standard Memorandum of Understanding explaining that development charges and cash-in-lieu of the dedication of land for park purposes, based on an appraisal, at the expense of the applicant, wherein the value of the land is to be determined as of the day before the issuance of a building permit, is required prior to the issuance of a building permit pursuant to section 42 of the *Planning Act*.
7. That a Stage 1 Archaeological Assessment (at minimum) be completed for the subject lands and receive acceptance from the Ministry of Citizenship and Multiculturalism (MCM). If the Ministry requires further archaeological work to be completed prior to acknowledging this report, these report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of Niagara Region, prior to clearance of this condition. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from MCM through Niagara Region, confirming that all archaeological resource concerns have met licensing and resource conservation requirements.

8. That the owner enters into a Development Agreement with the City Port Colborne to implement the recommendations of the Natural Heritage Constraints Assessment, prepared by Colville Consulting Inc. (dated December 2023), and the Hydrogeological Study, prepared by Terra-Dynamics Consulting Inc. (dated July 12, 2024), prior to any construction or site alteration, to the satisfaction of Region of Niagara and City of Port Colborne staff.
9. That minor variance application A31-24-PC be approved.
10. That all conditions of consent be cleared by December 11, 2026.

For the following reasons:

1. The application is consistent with the Provincial Planning Statement, the Niagara Official Plan, City of Port Colborne Official Plan, and will comply with the provisions of Zoning By-law 6575/30/18, as amended, provided the concurrent minor variance application is approved.

B19-24-PC

Planning staff recommend application B19-24-PC be **granted** subject to the following conditions:

1. That the applicant provides the Secretary-Treasurer with the deeds for the conveyance of the subject parcels or a registrable legal description of the subject parcels, together with a paper copy and electronic copy of the deposited reference plan, if applicable, for use in the issuance of the Certificate of Consent.
2. That a final certification fee of \$240 payable to the City of Port Colborne is submitted to the Secretary-Treasurer.
3. That the owner provides a written undertaking stating that Part 3 shall merge on title with Part 4, and that future purchase and sales agreements will include a clause advising that a new class 4 sewage system shall be fully contained on Part 1 and meet the required setbacks to the property line 4.2m west of the dwelling located on Part 1, to the satisfaction of Region of Niagara and City of Port Colborne staff.
4. That the Hydrogeological Study, prepared by Terra-Dynamics Consulting Inc. (dated July 12, 2024) be revised to include the nitrate-nitrogen calculations to determine the location of the septic systems and the type of additional treatment, if required, to the satisfaction of Region of Niagara and City of Port Colborne staff.
5. That a drainage apportionment agreement be completed by the City's Drainage Superintendent or by an approved engineer at the cost of the applicant. A copy of

the deposited plan must be delivered to the Drainage Superintendent through the planning department for the apportionment agreement to be completed.

6. That the applicant(s) sign the City of Port Colborne's standard Memorandum of Understanding explaining that development charges and cash-in-lieu of the dedication of land for park purposes, based on an appraisal, at the expense of the applicant, wherein the value of the land is to be determined as of the day before the issuance of a building permit, is required prior to the issuance of a building permit pursuant to section 42 of the *Planning Act*.
7. That a Stage 1 Archaeological Assessment (at minimum) be completed for the subject lands and receive acceptance from the Ministry of Citizenship and Multiculturalism (MCM). If the Ministry requires further archaeological work to be completed prior to acknowledging this report, these report(s) must also be submitted to and acknowledged by the Ministry, to the satisfaction of Niagara Region, prior to clearance of this condition. No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from MCM through Niagara Region, confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
8. That the owner enters into a Development Agreement with the City Port Colborne to implement the recommendations of the Natural Heritage Constraints Assessment, prepared by Colville Consulting Inc. (dated December 2023), and the Hydrogeological Study, prepared by Terra-Dynamics Consulting Inc. (dated July 12, 2024), prior to any construction or site alteration, to the satisfaction of Region of Niagara and City of Port Colborne staff.
9. That minor variance application A32-24-PC be approved.
10. That all conditions of consent be cleared by December 11, 2026.

For the following reasons:

1. The application is consistent with the Provincial Planning Statement, the Niagara Official Plan, City of Port Colborne Official Plan, and will comply with the provisions of Zoning By-law 6575/30/18, as amended, provided the concurrent minor variance application is approved.

Minor Variance Applications: A31-24-PC and A32-24-PC

Minor variance application A31-24-PC is applicable to Part 2 on the proposed severance sketch. Minor variance application A32-24-PC is applicable to Part 3 on the proposed severance sketch. Both minor variance applications are requesting that a minimum lot frontage of 30.74 metres be permitted, whereas a minimum lot frontage of 45 metres is required in the HR zone.

In order for a Minor Variance to be approved, it must meet the four-part test as outlined under section 45 (1) of the Planning Act. An analysis of the four tests follows.

Is the application minor in nature?

Planning staff find the requested reduction in lot frontage to be minor in nature. The variances have been requested to facilitate the creation of three new residential lots which are similar in size and shape to other lots in the Sherkston hamlet. The similar lot sizes in the neighbourhood indicate that the variance is unlikely to produce any adverse impact on neighbouring parcels. The size of the proposed lots will allow for adequate spacing between future dwellings, which will mitigate any potential negative impact. As the only variance requested at this time is the reduction in lot frontage, there are no other anticipated adverse impacts to adjacent properties.

Is it desirable for the appropriate development or use of the land, building, or structure?

The proposal is desirable for the appropriate development of the subject lands. Permitting the reduced lot frontage will facilitate the severance of an oversized parcel, which will contribute to maintaining the character of the existing hamlet area. No development of the lands is proposed as a direct result of the applications, but future development of the severed lots will be required to comply with the remainder of the HR zoning provisions. The proposed lots will be of a sufficient size to maintain all other zoning provisions, which will help facilitate the appropriate development of the lands. The residential development that would result from the approval of these applications will add additional housing options to the available supply of housing. The variances will facilitate a more efficient use of these lands by allowing an appropriately limited amount of residential development to occur on the lands in the future.

Does it maintain the general intent and purpose of the Zoning By-law?

Planning staff find the applications maintain the general intent and purpose of the Zoning By-law. The minimum lot frontage requirement in the HR zone intends to ensure that dwellings are appropriately spaced, in part due to the requirement to privately service hamlet lands. Minimum lot frontage requirements further aim to maintain the character of a neighborhood character by providing sufficient space for access and utilities. The Hydrogeological Study confirms the proposed lots can be privately serviced despite the reductions in lot frontage. The size of the proposed lots will allow enough space to ensure adequate access to future developments, which will be required to abide by the rest of the provisions of the HR zone.

Does it maintain the general intent and purpose of the Official Plan?

Planning staff find the applications meet the general intent and purpose of the Official Plan. The Official Plan permits severances for residential purposes within the Hamlet designation.

Recommendation

Planning staff recommend applications A31-24-PC and A32-24-PC be **granted** for the following reasons:

1. The applications are minor in nature.
2. They are appropriate for the development of the site.
3. They are desirable and in compliance with the general intent and purpose of the Zoning By-law.
4. They are desirable and in compliance with the general intent and purpose of the Official Plan.

Prepared by,

Diana Vasu, BA, MA

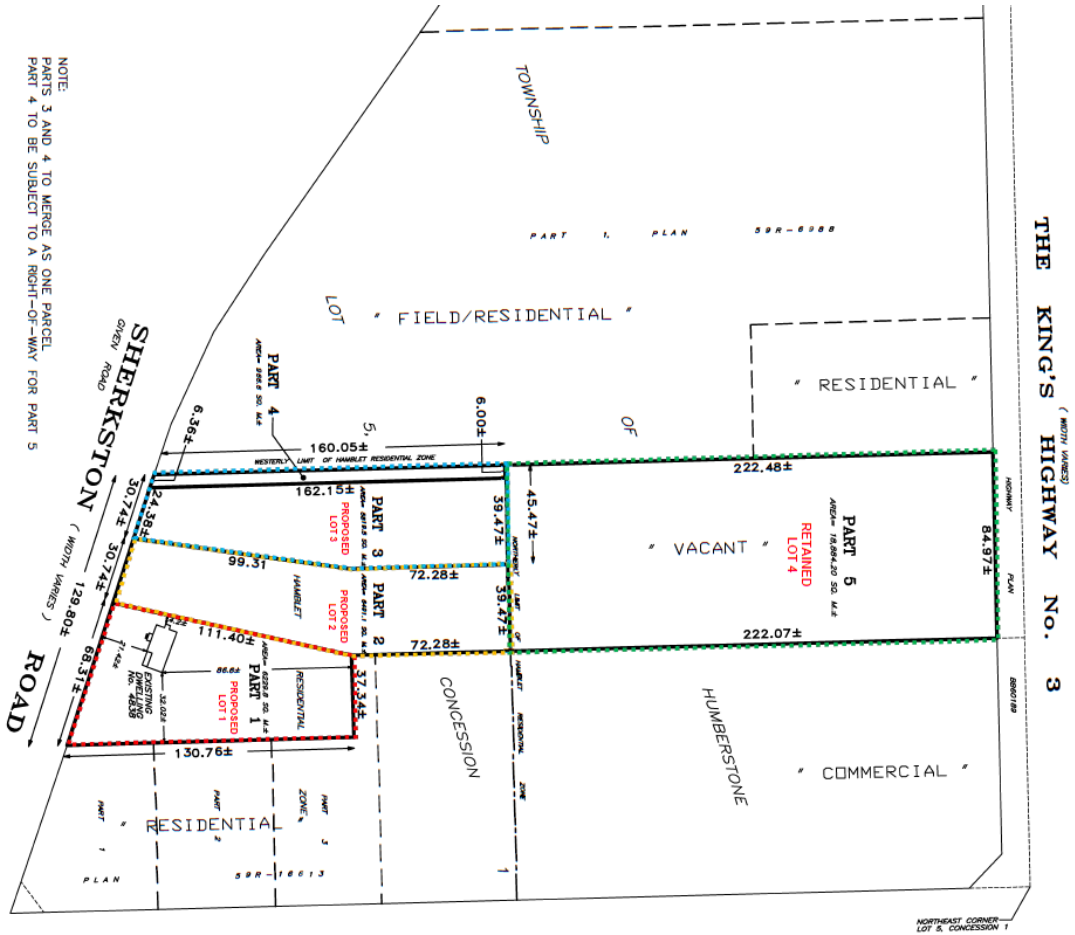
Planner

Submitted by,

David Schulz, MCIP, RPP

Manager of Planning

Appendix A



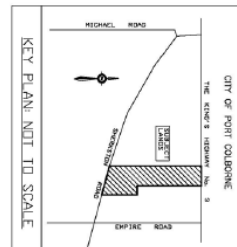
NOTE:
PARTS 3 AND 4 TO MERGE AS ONE PARCEL
PART 4 TO BE SUBJECT TO A RIGHT-OF-WAY FOR PART 5

EMPIRE (20.12 WIDE) ROAD (ROAD ALLOWANCE BETWEEN LOTS 4 AND 5)



PROPOSED LOT CONFIGURATION

- Lot 1: Proposed New Residential Lot 1 has an area of 6229.8 sqm and has a frontage of 68.31m along Sherkston Road.
- Lot 2: Proposed New Residential Lot 2 has an area of 6491.1 sqm and has a frontage of 30.74m along Sherkston Road.
- Lot 3: Proposed New Residential Lot 3 has an area of 6,796.1 sqm and has a frontage of 30.74m along Sherkston Road.
- Retained Lot 4: Retained Lot 4 has an area of 18,894.20 sqm and has a frontage of 84.97m along The King's Highway 3.
- Proposed Easement: To provide access to Retained Lot 4 from Sherkston Road, and easement (represented as Part 4, on Schedule 2) which has an area of 966.6 sqm and has a frontage of 6.36m is being proposed on Lot 3.



| No. | REVISION ISSUE | DATE |
|-----|----------------|------|
| | | |
| | | |
| | | |

SCOPE OF WORK
PROPOSAL TO CREATE 3
NEW LOTS

GENERAL NOTES

SITE PLAN DETACHED FROM THE SUBMITTAL PREPARED BY THE SURVEYOR AND REVIEWED BY THE SURVEYOR IN SUPPORT OF THE SUBMITTED APPLICATION.

SHEET TITLE

SITE PLAN
(Metric)

REGION: HUMBERSTONE
4838 SHERKSTON RD

| SHEET | PROJECT |
|-------|----------|
| A1 | OCT 2023 |