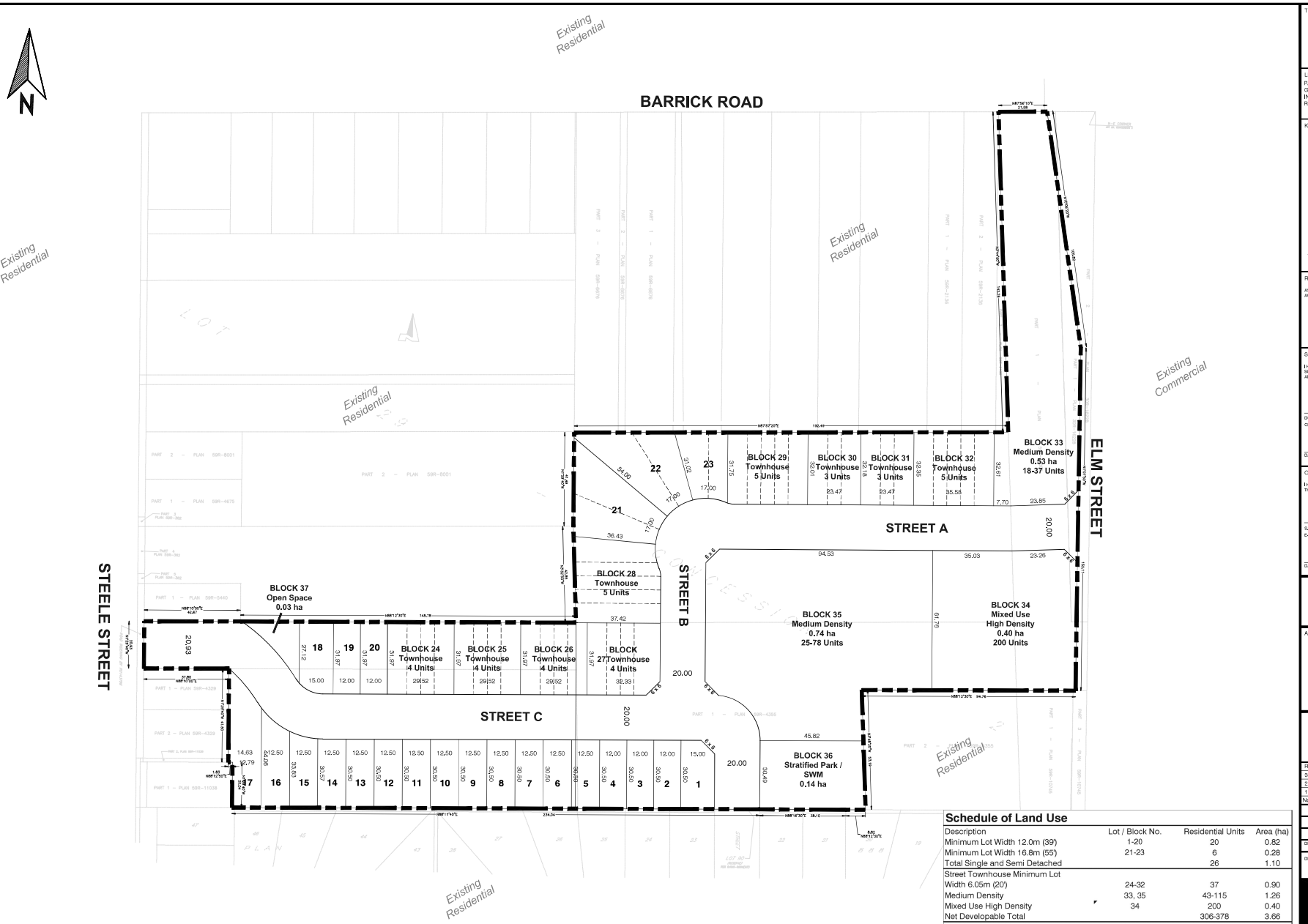


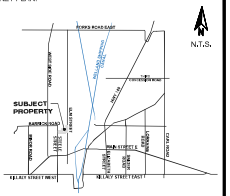
Schedule of Land Use

Description	Lot / Block No.	Residential Units	Area (ha)
Minimum Lot Width 12.0m (39')	1-20	20	0.82
Minimum Lot Width 16.8m (55')	21-23	6	0.28
Total Single and Semi Detached		26	1.10
Street Townhouse Minimum Lot			
Width 6.05m (20')	24-32	37	0.90
Medium Density	33, 35	43-115	1.26
Mixed Use High Density	34	200	0.40
Net Developable Total		306-378	3.66
Stratified Park / SWM / Open Space	36, 37		0.17
Right of Way	Streets A-C		1.14
Total Site Area			**4.97**

TITLE:
DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION:
PART OF LOT 29, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF HUMBERSTONE
IN THE CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA

KEY PLAN:



REQUIRED INFORMATION:

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O., 1990.

(a) SEE PLAN
(b) SEE PLAN
(c) SEE KEY MAP
(d) SEE SCHEDULE OF LAND USE
(e) SEE PLAN
(f) SEE PLAN
(g) SEE PLAN
(h) PIPED WATER TO BE PROVIDED
(i) SILTY CLAY / CLAYEY SILT
(j) SEE PLAN
(k) SANITARY & STORM SEWERS TO BE PROVIDED
(l) SEE PLAN
NOTE: CONTOURS RELATE TO CANADIAN GEODETIC DATUM

SURVEYORS 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.

DONALD G. CHAMBERS, B. Sc., O.L.S.
CHAMBERS AND ASSOCIATES SURVEYING LTD.

DECEMBER 2, 2024
DATE

OWNERS CERTIFICATE:

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

S. FISCHER
E-PRIME GENERAL CONSTRUCTION MANAGEMENT

DATE

APPROVAL STAMP:

REVISIONS

No.	Description	Date	Int.
3			
2			
1			

PROJECT No.: 23028
DATE: December 2, 2024
SCALE: 1:750
DRAFTED BY: EC
CHECKED BY: MP
DRAWING No.: DP-01

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