

Existing Residential

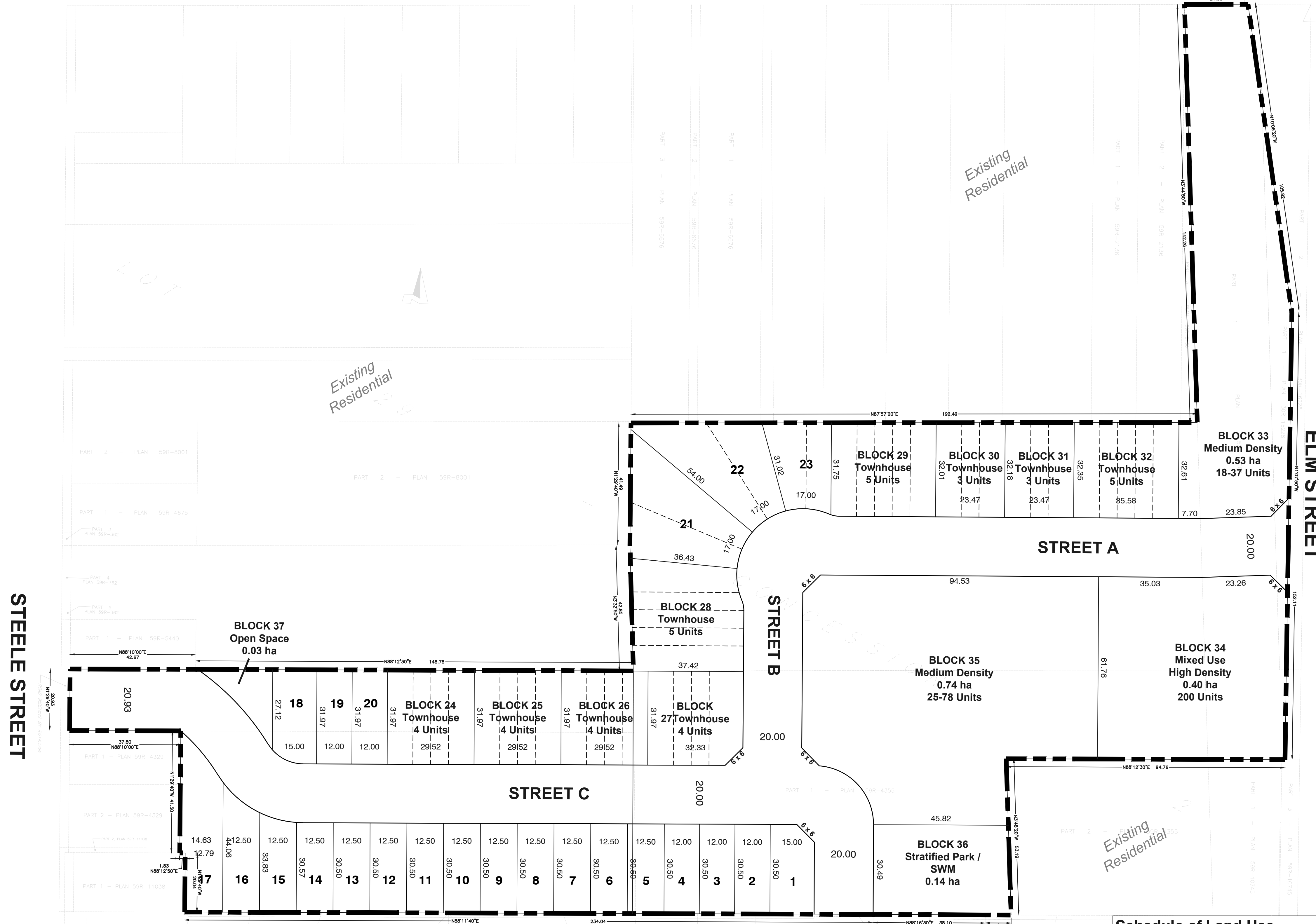
Existing Residential

Existing Residential

Existing Commercial

Existing Residential

BARRICK ROAD

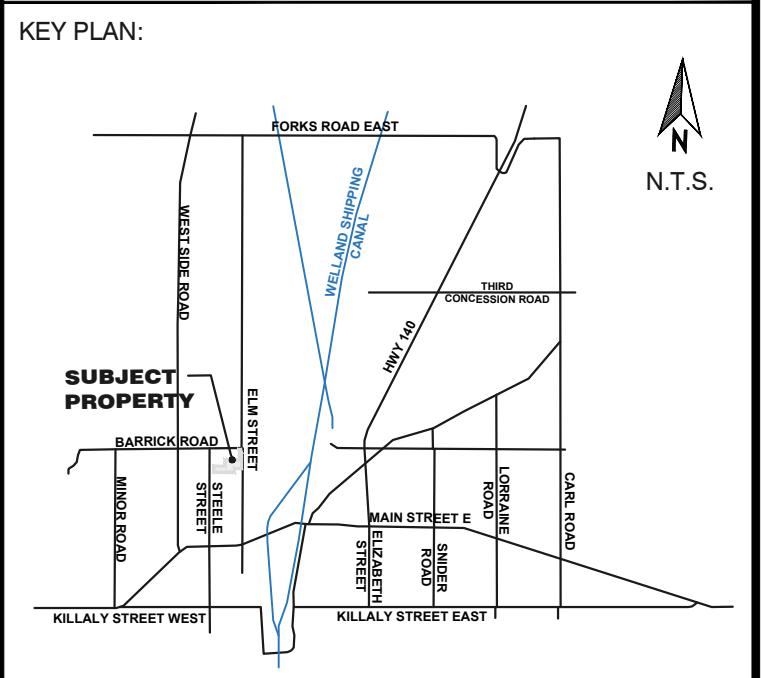


Schedule of Land Use

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

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



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

(a) SEE PLAN (g) SEE PLAN (i) SEE PLAN (m) SEE PLAN (o) SEE PLAN (s) SEE PLAN (u) SEE PLAN (w) SEE PLAN (y) SEE PLAN

(b) SEE PLAN (h) SEE PLAN (j) SEE PLAN (l) SEE PLAN (n) SEE PLAN (p) SEE PLAN (r) SEE PLAN (t) SEE PLAN (v) SEE PLAN (x) SEE PLAN (z) SEE PLAN

(c) SEE KEY MAP (f) SEE KEY MAP (k) SEE KEY MAP (q) SEE KEY MAP (s) SEE KEY MAP (u) SEE KEY MAP (w) SEE KEY MAP (y) SEE KEY MAP

(d) SEE SCHEDULE OF LAND USE (i) SEE SCHEDULE OF LAND USE (m) SEE SCHEDULE OF LAND USE (o) SEE SCHEDULE OF LAND USE (s) SEE SCHEDULE OF LAND USE (u) SEE SCHEDULE OF LAND USE (w) SEE SCHEDULE OF LAND USE (y) SEE SCHEDULE OF LAND USE

(e) SEE PLAN (g) SEE PLAN (i) SEE PLAN (k) SEE PLAN (m) SEE PLAN (o) SEE PLAN (q) SEE PLAN (s) SEE PLAN (u) SEE PLAN (w) SEE PLAN (y) SEE PLAN

(f) SEE PLAN (h) SEE PLAN (j) SEE PLAN (l) SEE PLAN (n) SEE PLAN (p) SEE PLAN (r) SEE PLAN (t) SEE PLAN (v) SEE PLAN (x) SEE PLAN (z) SEE PLAN

NOTE: CONTOURS RELATE TO CANADIAN GEODETIC DATUM

SURVEYOR'S 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
 DONALD G. CHAMBERS, S. S., O.L.S.
 CHAMBERS AND ASSOCIATES SURVEYING LTD.

DATE: DECEMBER 2, 2024

OWNER'S CERTIFICATE:
 I HEREBY AUTHORIZE THE BIGLIERI GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE

S. Fischer
 S. FISCHER
 E-PRIME GENERAL CONSTRUCTION MANAGEMENT

DATE:

APPROVAL STAMP:

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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