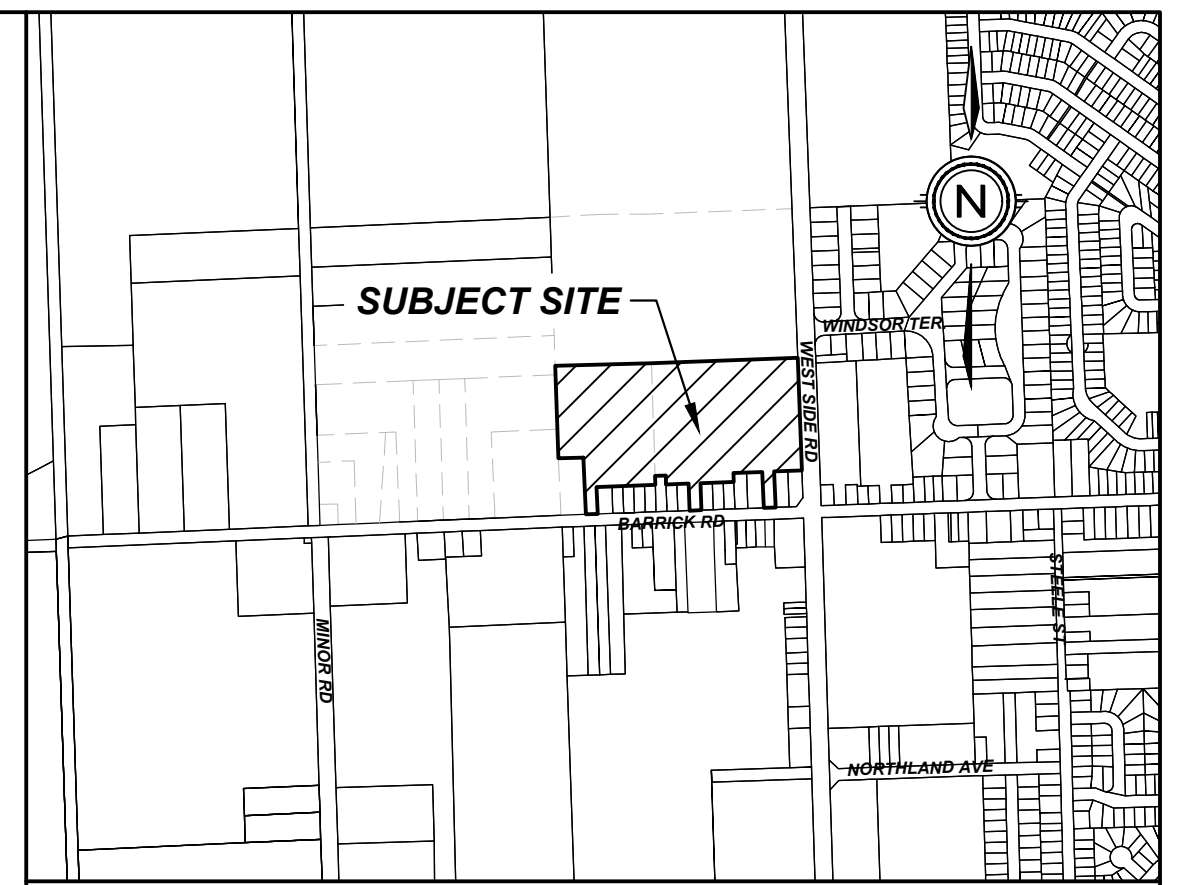


LEGAL DESCRIPTION

PART OF LOT 31,
CONCESSION 3
GEOGRAPHIC TOWNSHIP OF HUMBERSTONE
CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA

STONEBRIDGE VILLAGE

CITY OF PORT COLBORNE



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.

[Signature]
DREW TOTH
ELEVATE FOURTH DEVELOPMENTS LTD.
MAY 27 2024
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

[Signature]
HAROLD D. HYDE, O.L.S.
RASCH & HYDE LTD.
APRIL 5, 2024
DATE

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) MUNICIPAL WATER
- i) SILTY CLAY
- j) SEE PLAN
- k) FULL SERVICE
- l) SEE PLAN

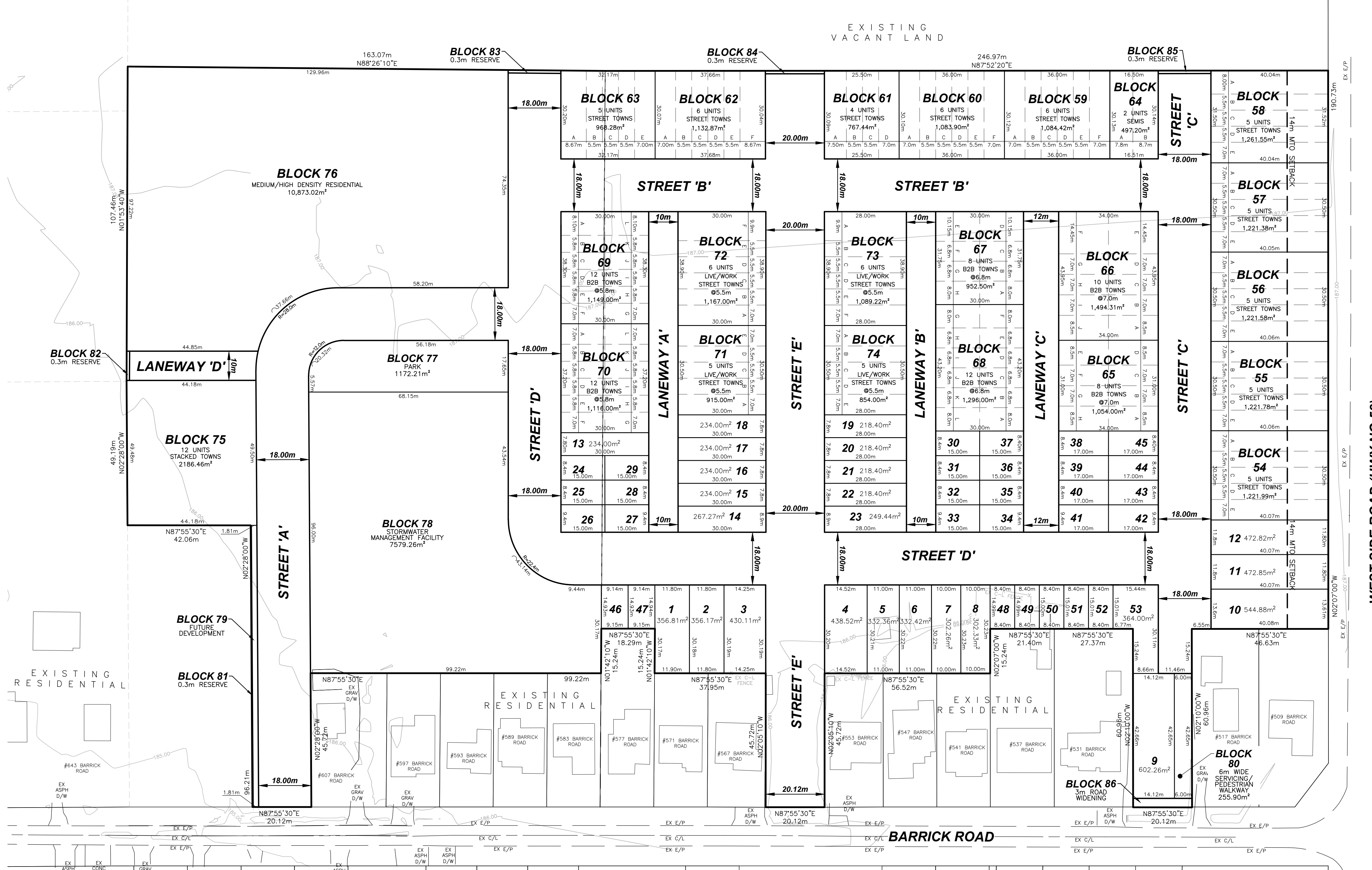
LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE DETACHED RESIDENTIAL	LOT 1-12	12	0.494	5.92
7.8m SINGLE DETACHED	LOT 13-23	11	0.256	3.07
8.4m SINGLE DETACHED	LOT 24-53	30	0.426	5.11
STREET TOWN RESIDENTIAL	BLOCK 54-63	52	1.119	13.41
SEMI-DETACHED RESIDENTIAL	BLOCK 64	2	0.050	0.60
B2B TOWN RESIDENTIAL	BLOCK 65-70	62	0.706	8.46
LIVE/WORK TOWN RESIDENTIAL	BLOCK 71-74	22	0.403	4.83
STACKED TOWN RESIDENTIAL	BLOCK 75	12	0.219	2.62
MEDIUM/HIGH DENSITY RESIDENTIAL	BLOCK 76	182	1.087	13.03
PARK	BLOCK 77		0.117	1.40
STORMWATER MGMT FACILITY	BLOCK 78		0.758	9.08
FUTURE DEVELOPMENT	BLOCK 79		0.017	0.20
SERVICING/PEDESTRIAN ACCESS	BLOCK 80		0.026	0.31
0.3m RESERVE	BLOCK 81-85		0.005	0.06
3m ROAD WIDENING	BLOCK 86		0.006	0.07
ROADWAY			2.654	31.81
TOTAL		385	8.343	100.00
DEVELOPABLE AREA				8.34 Ha.
DENSITY (UNITS/DEVELOPABLE AREA)				46.16u/Ha.

#	ISSUED FOR DP/OPA/ZBA APPROVAL	DATE	INIT
0	ISSUED FOR DP/OPA/ZBA APPROVAL	2024-04-17	M.K
1	REVISION		



DRAWING TITLE	DRAFTING	MK
DATE	MARCH 7, 2024	
PRINTED	APRIL 17, 2024	
SCALE	1:750	
DWG No.	2300-DP	REV
		0



WEST SIDE ROAD (HWY NO.58)

BARRICK ROAD

GREENFIELD DENSITY CALCULATION

Structural Type	Unit Count	Persons Per Unit (P.P.U.)	Persons Total	Jobs		Total
				Units	Ratio	
SINGLE DETACHED & SEMI-DETACHED						
12 Single Detached						
11 7.8m Single Detached	71	2.929	207.959 people	71 Dwellings	5% "at home" employment	3.55 Jobs
30 8.4 Single Detached						
18 Semi-detached						
MULTIPLES						
52 Street Towns						
62 B2B Towns	126	2.189	275.814 people	126 Dwellings	5% "at home" employment	6.30 Jobs
12 Stacked Towns						
MULTIPLES						
22 Live/Work Towns	22	2.189	48.158 people	22 Dwellings	100% "at home" employment	22 Jobs
APARTMENTS						
166 Units	166	1.669	277.054 people	166 Dwellings	5% "at home" employment	8.30 Jobs
Subtotal	385		808.985		40.15 jobs	
Total					849.135 people and jobs	
Land Area					8.34 hectares	
Greenfield Density					101.815 people and jobs per hectare	

LOT/BLOCK AREAS NOT SHOWN IN PLAN

LOT/BLOCK #	AREA (m2)	LOT/BLOCK #	AREA (m2)	LOT/BLOCK #	AREA (m2)	LOT/BLOCK #	AREA (m2)	LOT/BLOCK #	AREA (m2)	LOT/BLOCK #	AREA (m2)	LOT/BLOCK #	AREA (m2)	LOT/BLOCK #	AREA (m2)	LOT/BLOCK #	AREA (m2)	LOT/BLOCK #	AREA (m2)				
24	126.00	39	142.80	BLOCK 54-A	280.44	BLOCK 57-A	280.30	BLOCK 60-A	210.90	E	165.43	G	119.05	D	152.25	K	102.00	B	87.00	E	210.00	C	154.00
25	126.00	40	142.80	B	220.35	B	220.24	BLOCK 60-A	210.72	F	260.74	H	144.56	E	152.25	L	120.00	C	87.00	BLOCK 72-A	210.00	D	154.00
26	141.13	41	159.12	C	220.36	C	220.25	B	165.58	BLOCK 63-A	261.60	BLOCK 66-A	144.44	F	102.00	BLOCK 69-A	121.50	D	87.00	B	165.00	E	196.00
27	141.13	42	159.12	D	220.37	D	220.26	C	165.59	B	165.53	B	118.95	G	102.00	B	87.00	E	87.00	C	165.00		
28	126.00	43	142.80	E	280.47	E	280.33	D	165.60	C	165.34	C	118.95	H	120.00	C	87.00	F	105.00	D	165.00		
29	126.00	44	142.80	BLOCK 55-A	280.39	BLOCK 58-A	320.62	E	165.61	D	165.35	D	118.95	BLOCK 68-A	120.00	D	87.00	G	105.00	E	165.00		
30	126.00	45	142.80	B	220.32	B	220.21	F	210.80	E	210.46	E	245.55	B	102.00	E	87.00	H	87.00	F	297.01		
31	126.00	46	136.52	C	220.32	C	220.21	BLOCK 61-A	225.69	BLOCK 64-A	235.93	F	245.76	C	102.00	F	105.00	I	87.00	BLOCK 73-A	277.22		
32	126.00	47	136.52	D	220.33	D	220.22	B	165.42	B	165.42	G	119.05	D	102.00	G	105.00	J	87.00	B	154.00		
33	140.44	48	125.96	E	280.43	E	280.29	C	165.53	BLOCK 65-A	144.44	H	119.05	E	102.00	H	87.00	K	87.00	C	154.00		
34	140.35	49	126.00	BLOCK 56-A	280.35	BLOCK 59-A	210.82	D	210.70	B	118.95	I	119.05	F	120.00	I	105.00	D	154.00				
35	126.00	50	126.03	B	220.28	B	165.66	BLOCK 62-A	210.48	C	118.95	J	144.56	G	120.00	J	87.00	BLOCK 71-A	210.00	E	154.00		
36	126.00	51	126.07	C	220.29	C	165.67	B	165.39	D	144.44	BLOCK 67-A	120.00	H	102.00	K	87.00	B	165.00	F	196.00		
37	126.00	52	126.11	D	220.29	D	165.68	C	165.41	E	144.56	B	102.00	I	102.00	L	121.50	C	165.00	BLOCK 74-A	196.00		
38	142.80	53	364.00	E	280.38	E	165.69	D	165.42	F	119.05	J	102.00	J	102.00	M	105.00	D	165.00	B	154.00		