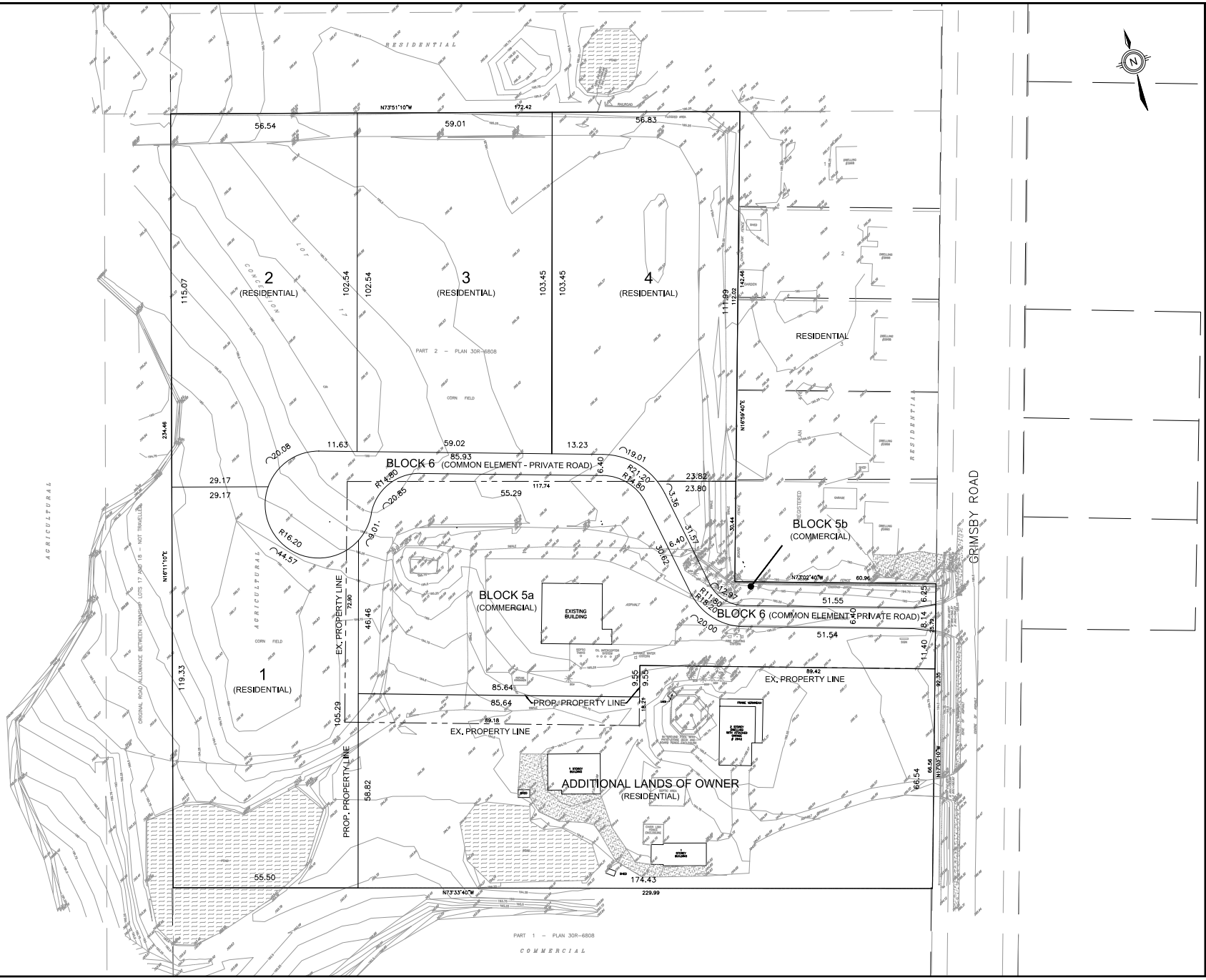
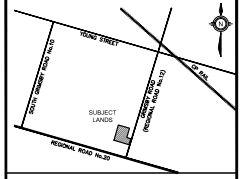


DRAFT PLAN OF VACANT LAND CONDOMINIUM

2942 & 2946 GRIMSBY ROAD

PART OF LOT 17, CONCESSION 8, GEOGRAPHIC TOWNSHIP OF SOUTH GRIMSBY, IN THE TOWNSHIP OF WEST LINCOLN, REGIONAL MUNICIPALITY OF NIAGARA.



KEY MAP - N.T.S.

BENCHMARK
ELEVATIONS HEREON ARE GEODETIC AND WHERE DERIVED FROM THE TOPNET RKT NETWORK, NAD83 CSRS, VERSION 3, EPOC 2010.

INFORMATION REQUIRED
UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990, c.P.13 AS AMENDED
(a) - AS SHOWN
(b) - AS SHOWN
(c) - AS SHOWN
(d) - AS LISTED BELOW
(e) - AS SHOWN
(f) - AS SHOWN
(g) - AS SHOWN
(h) - MUNICIPAL WATER
(i) - FINE SANDY LOAM
(j) - AS SHOWN
(k) - MUNICIPAL SANITARY AND STORM SEWERS
(l) - NONE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED
DONALD CHAMBERS, O.L.S.
CHAMBERS & ASSOCIATES SURVEYING LTD.

DATE APRIL 3, 2019

OWNER'S CERTIFICATE
I HEREBY CONSENT TO THE FILING OF THIS PLAN BY IBI GROUP, IN DRAFT FORM.

SIGNED
FRED BOSSCHER
OWNER

DATE APRIL 3, 2019

DEVELOPMENT DETAILS

BLOCKS/LOTS	DESCRIPTION	AREA (ha)	# UNITS
1–4	RESIDENTIAL	2.46	4
BLOCK 5a & 5b	COMMERCIAL	0.80	
BLOCK 6	COMMON ELEMENT – PRIVATE ROAD	0.22	
	TOTAL AREA OF VACANT LAND CONDOMINIUM	3.48	4
	ADDITIONAL LANDS OF OWNER	1.09	1

SCALE
5 0 5 10 20
1:500 (m)

DESIGN BY: A.BUONAMICI
DRAWN BY: S.CHALMERS
CHECKED BY: J. ARIENS
DATE: 2019-02-13

#	DATE	BY	DESCRIPTION
1	2019-04-03	SC	FIRST ZBLA & VLPC SUBMISSION

DRAWING ISSUE RECORD

APPROVALS

IBI GROUP
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ibigroup.com

A

FILE NUMBER: 118470 SHEET NUMBER: DP1

FILE:J:\118470_2942&2946Grimsby\02-Drawings\05-Plan\Draft\118470Drawing LAYOUT: 24x36
LAST SAVED BY:Stephanie.Chalmers, Friday, April 05, 2019 3:14:11 PM PLOTTED BY:Stephanie Chalmers Friday, April 05, 2019 4:00:07 PM