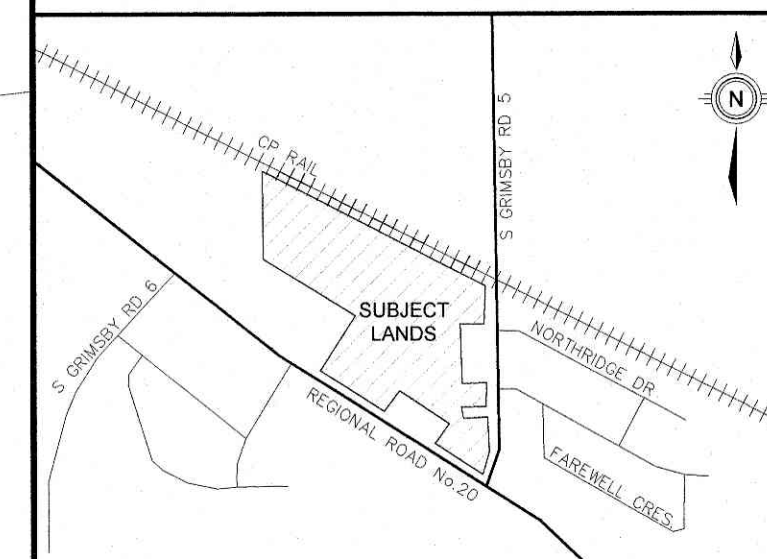


DRAFT PLAN OF SUBDIVISION

"THRIVE"

LOT 9, REGISTERED PLAN M-98,
TOWN OF WEST LINCOLN
REGIONAL MUNICIPALITY OF NIAGARA



KEY MAP - N.T.S.

BENCHMARK

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) - LACUSTRINE CLAY
- (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:
NICHOLAS MUTH, Ontario Land Surveyor
A.J. CLARKE & ASSOCIATES LTD.

DATE: July 16, 2020

OWNER'S CERTIFICATE

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

SIGNED:
ANTHONY CHIARELLA, OWNER
MARZ HOMES (SMITHVILLE WEST)

LAND USE SCHEDULE

LOTS/BLKS	LAND USE	AREA (ha)	POTENTIAL # OF UNITS	
			MIN	MAX
RESIDENTIAL				
1-45	SINGLE DETACHED	1.61	45	
46-143	CONDOMINIUM TOWNHOUSE UNITS	2.28	98	
160-180	TOWNHOUSE UNITS	0.33	21	
181-208	BACK-TO-BACK UNITS	0.32	28	
BLOCK 144 & 209	COMMON ELEMENT PRIVATE ROAD, PARKING, LANDSCAPING	1.37		
BLOCK 212	SWM BLOCK	0.95		
BLOCK 211	COMMERCIAL BLOCK	0.53	32	
BLOCK 149, 151 & 152	PARKLAND	0.71		
BLOCK 150	TRAIL DEDICATION	0.19		
BLOCK 146-148, 153-159, & 210	FUTURE DEVELOPMENT	0.64		
BLOCK 145	0.3m RESERVE	0.0152		
BLOCKS 213 & 214	ROAD WIDENING	0.0477		
STREETS A & B		1.30		
TOTAL		10.29	224	

SCALE: 1:1000 (m)

DESIGN BY: A.BUONAMICI
DRAWN BY: S.CHALMERS
CHECKED BY: A.BUONAMICI
DATE: 2020 04 23

#	DATE	BY	DESCRIPTION
2	2020 07 08	SC	REDLINE REVISIONS
1	2020 05 05	SC	FIRST DRAFT PLAN OF SUBMISSION
DRAWING ISSUE RECORD			

APPROVALS

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FILE NUMBER: 109178 SHEET NUMBER: DP1

