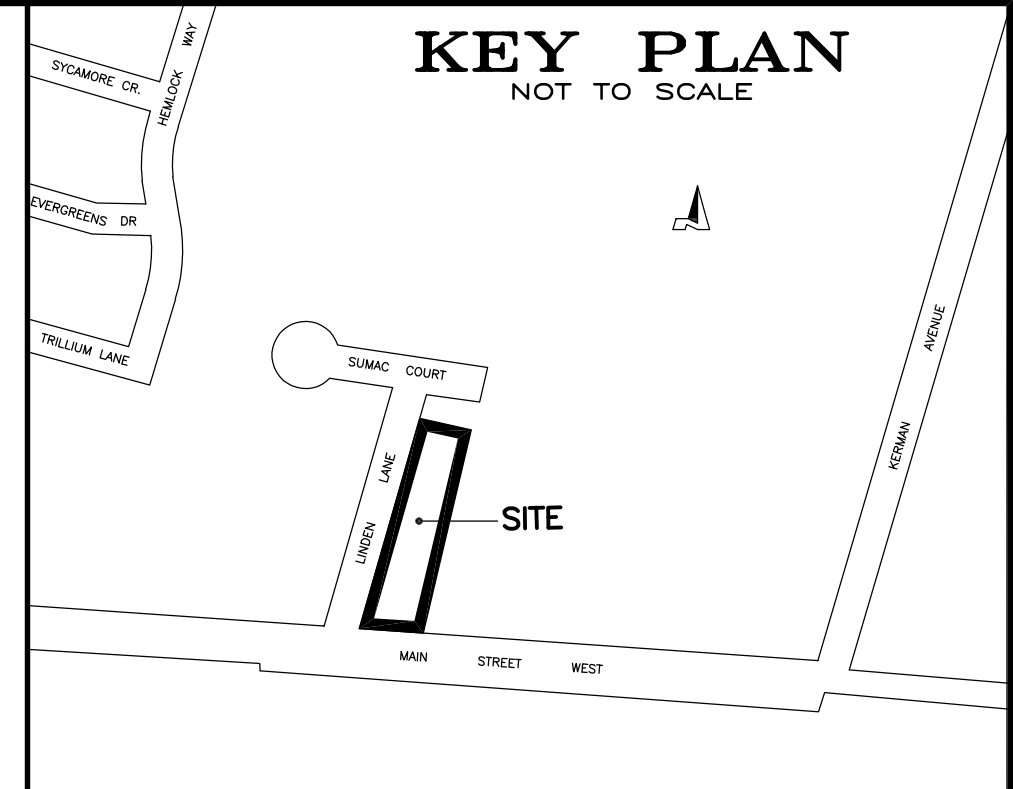


DRAFT PLAN OF SUBDIVISION

PART OF LOT 13, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF NORTH GRIMSBY
IN THE
TOWN OF GRIMSBY
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 200

DONALD G. CHAMBERS
ONTARIO LAND SURVEYOR

METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



PART 3
PLAN 30R-9825

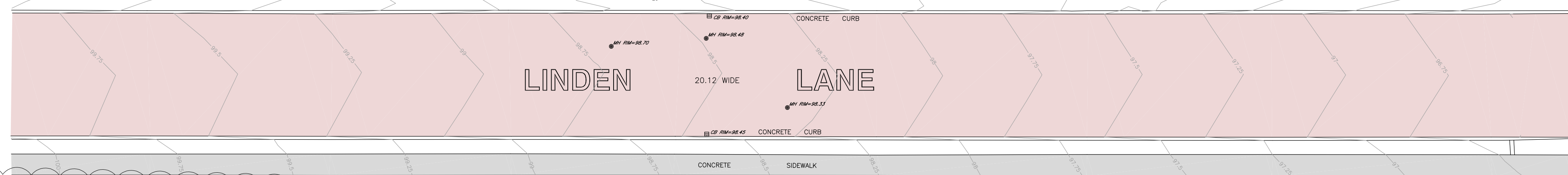
PART 2
PLAN 30R-9825

PART 1
PLAN 30R-9825

PART 4
PLAN 30R-9825

R E S I D E N T I A L

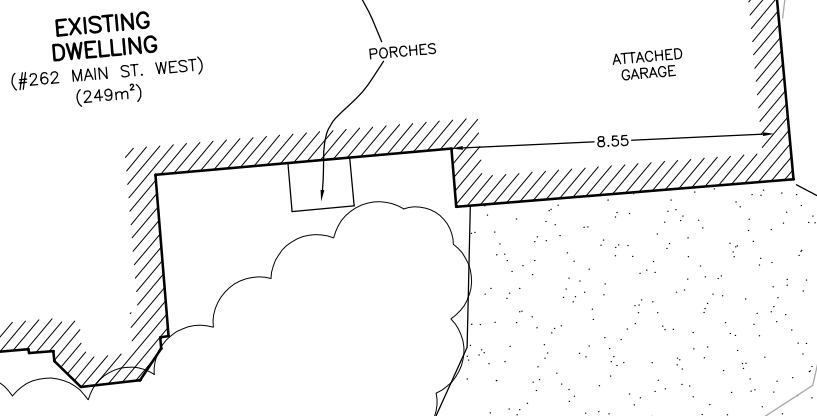
REGISTERED
SUMAC



BLOCK 6
DAYLIGHTING
AREA=17m²±

MAIN STREET WEST - REGIONAL ROAD NO 81

OTHER LANDS OF THE APPLICANT
AREA=2,136m²±



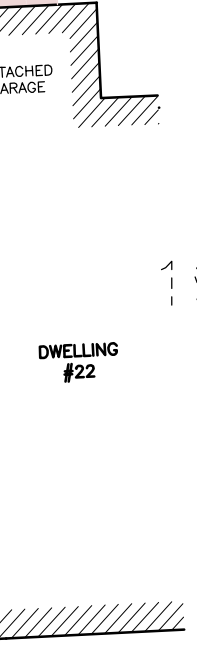
LOT 5
AREA=392m²±

LOT 4
AREA=385m²±

LOT 3
AREA=378m²±

LOT 2
AREA=372m²±

LOT 1
AREA=365m²±



COURT

R E S I D E N T I A L

GREENHOUSES

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT.

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SINGLE FAMILY RESIDENTIAL UNITS
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) MUNICIPAL WATER
- i) CLAY LOAM
- j) SEE PLAN
- k) FULL SERVICES
- l) SEE PLAN

LAND USE AND AREAS

TOTAL AREA OF SUBDIVISION = 4,045m²±
AREA OF LOTS 1 TO 5 (SINGLE FAMILY UNITS) = 1,892m²± - 46.8% lot coverage
AREA OF BLOCK 6 (DAYLIGHTING) = 17m²± - 0.4% LOT COVERAGE
AREA OF OTHER LANDS OF THE APPLICANT = 2,136m²± - 52.8% lot coverage

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE OWNER'S OF THE LANDS AS SHOWN.
I HAVE THE AUTHORITY TO BIND THE CORPORATION.
DECEMBER 3, 2020
DATE

REVISIONS		
Rev #	REVISION	Date
0	FINAL SUBMISSION	3 Dec/30

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

DECEMBER 3, 2020
DATE
DONALD G. CHAMBERS B. Sc., O.L.S.

CHAMBERS AND ASSOCIATES SURVEYING LTD
12 THOROLD ROAD EAST
WELLAND, ONTARIO
L3C 3T2
(905) 735-7841 / 735-7844
FAX (905) 735-7333
www.cas-surveying.com

DRAFT SUBDIVISION
Subject to the conditions, if any, set forth in our letter dated _____, 20____ this draft plan is approved under Section _____ of the Planning Act.
This _____ day of _____, 20____
Authorized Signature
THE CORPORATION OF THE TOWN OF GRIMSBY

LEGEND

- 97.75
- CB
- MH
- FH
- OV
- LS
- HP
- DENOTES
- EXISTING CONTOUR ELEVATION
- CATCH BASIN
- MANHOLE
- FIRE HYDRANT
- GAS VALVE
- LIGHT STANDARD
- HYDRO POLE
- BOARD FENCE
- ASPHALT SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE

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