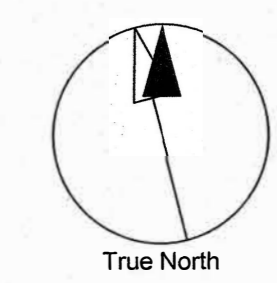
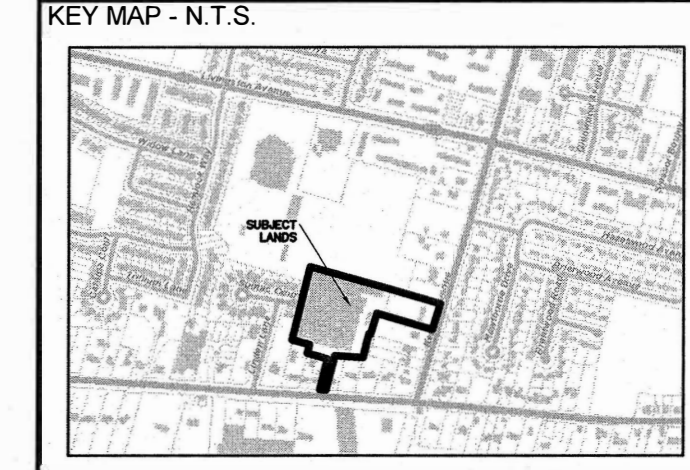


# DRAFT PLAN OF SUBDIVISION EVERGREEN ESTATES

PART OF LOT 13, CONCESSION 2  
GEOGRAPHIC TOWNSHIP OF NORTH  
GRIMSBY, NOW IN THE TOWN OF  
GRIMSBY, REGIONAL MUNICIPALITY OF  
NIAGARA



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This drawing has been prepared solely for the intended use, and any reproduction or distribution for any purpose other than that authorized by IBI Group is forbidden. Neither dimensions nor scale shall be used as a basis for any construction. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.  
IBI Group Professional Services (Canada) Inc.  
is a member of the IBI Group of companies



**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) - CLAY LOAM  
(j) - AS SHOWN  
(k) - MUNICIPAL SANITARY AND STORM SEWERS  
(l) - AS SHOWN

**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: *[Signature]*  
DASHA PAGE O.L.E.  
J.D. BARNES LIMITED  
DATE: Aug 18, 2021

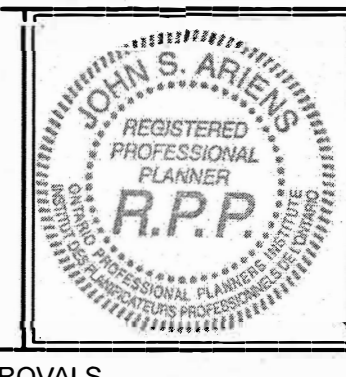
**OWNER'S CERTIFICATE**  
I HEREBY CONSENT TO THE FILING OF THIS PLAN BY IBI GROUP, IN DRAFT FORM.  
SIGNED: *[Signature]*  
JIM TARBUITT  
2004694 ONTARIO INC.  
DATE: Aug 18, 2021

**SOURCE:**  
TOPOGRAPHIC SURVEY INFORMATION OBTAINED J.D. BARNES LIMITED, DWG NO. 19-16-414-00, DATED DECEMBER 24, 2019.

#	DATE	BY	DESCRIPTION
1	2021-08-09	JM	FIRST DRAFT PLAN SUBMISSION

**DRAWING ISSUE RECORD**

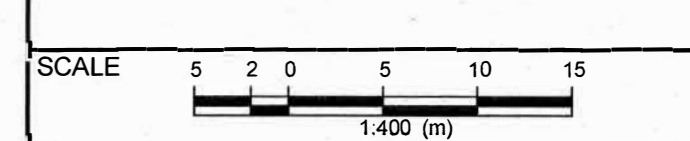
#	DATE	BY	DESCRIPTION
1	2021-08-09	JM	FIRST DRAFT PLAN SUBMISSION



**APPROVALS**

**IBI GROUP**  
Suite 200 - 360 James Street North  
Hamilton ON L8L 1H5 Canada  
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**BENCHMARK**  
BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)



**PROJECT NO:**  
123578

**DRAWN BY:** J.MARCUS  
**CHECKED BY:** T.TUCKER

**PROJECT MGR:** J.MARCUS  
**APPROVED BY:** J.ARIENS

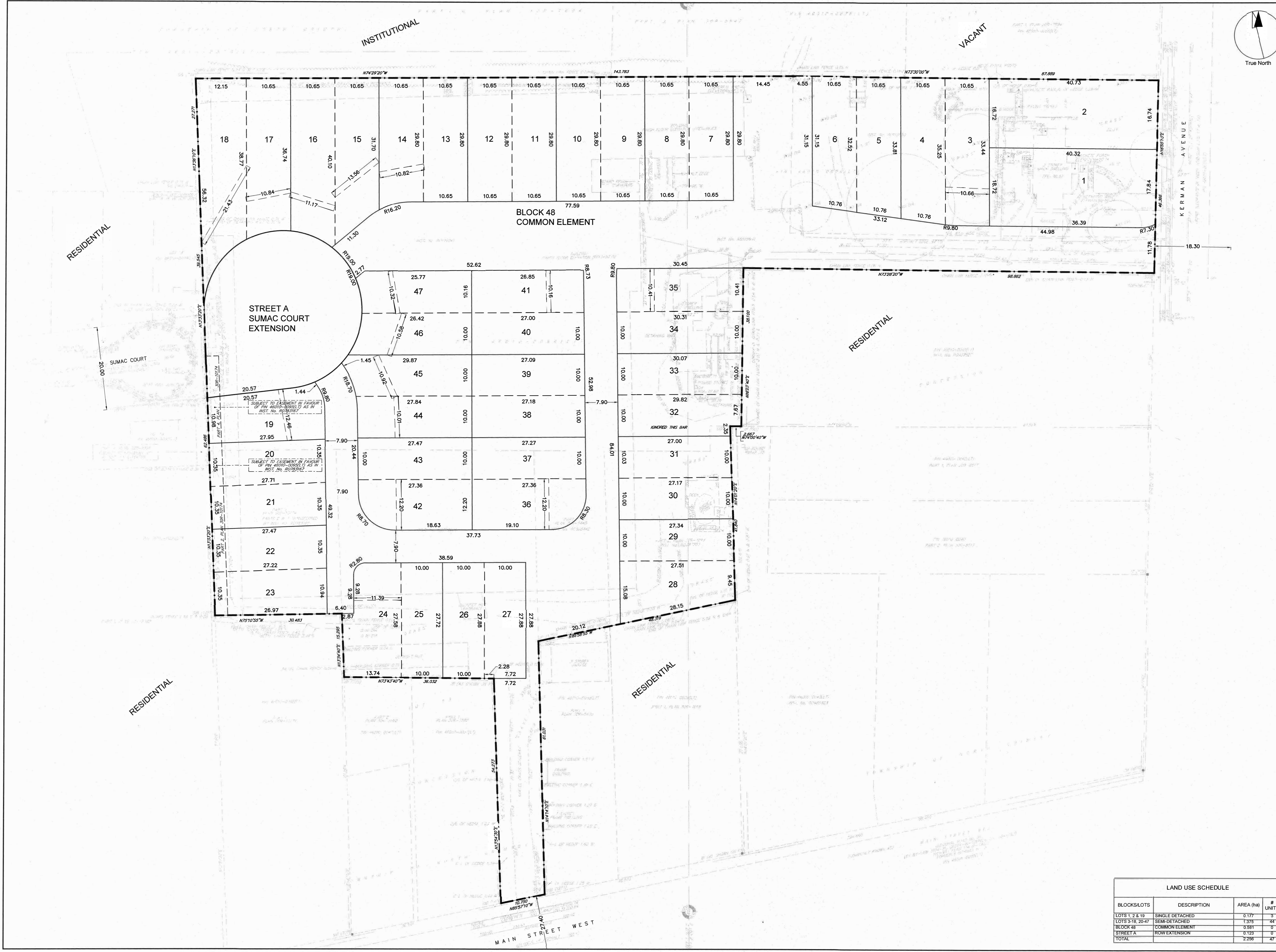
**SHEET TITLE**  
DRAFT PLAN OF SUBDIVISION

**SHEET NUMBER** **ISSUE**

**DPS1.0** **1**

**LAND USE SCHEDULE**

BLOCKSLOTS	DESCRIPTION	AREA (ha)	# UNITS
LOTS 1, 2 & 19	SINGLE DETACHED	0.177	3
LOTS 3-18, 20-47	SEMI-DETACHED	7.375	44
BLOCK 48	COMMON ELEMENT	0.591	0
STREET A	ROW EXTENSION	0.123	0
TOTAL		2.256	47



File Location: J:\123578\_2\_Kerman\_Ave7.0\_Productions\123578DPS.dwg Last Saved: August 10, 2021, by jared marcus Plotted: Tuesday, August 17, 4:45:24 PM by Jared Marcus  
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 Date: 2021-08-18