



**DRAFT PLAN
OF COMMON ELEMENT
CONDOMINIUM
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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IBI Group Professional Services (Canada) Inc.
is a member of the IBI Group of companies

KEY MAP - N.T.S.

- 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 _____
DASHA PAGE O.L.S.
J.D. BARNES LIMITED

DATE _____

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

SIGNED _____
JIM TARBUIT
2004604 ONTARIO INC.

DATE _____

#	DATE	BY	DESCRIPTION
2	2022-08-16	MIR	SECOND DRAFT PLAN SUBMISSION
1	2022-08-09	JM	FIRST DRAFT PLAN SUBMISSION

DRAWING ISSUE RECORD

APPROVALS

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BENCHMARK
BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS. UTM ZONE 17, NAD83 (CSRS) (2010.0)

SCALE
1:1000 (m)

PROJECT NO:
123578

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

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

SHEET TITLE
DRAFT PLAN OF COMMON
ELEMENT CONDOMINIUM
26 CD -16 - 2104

SHEET NUMBER **ISSUE**
DPC1.0 **2**

LAND USE SCHEDULE			
BLOCK/SLOTS	DESCRIPTION	AREA (ha)	# UNITS
BLOCK 45	COMMON ELEMENT	0.965	0