

**DRAFT PLAN OF SUBDIVISION**

**Legal Description**  
 PART OF LOTS 16 & 17, CONCESSION 1 AND PART OF LOTS 16 & 17, BROKEN FRONT CONCESSION AND PART OF ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 16 & 17 AND PART OF ORIGINAL ROAD ALLOWANCE BETWEEN BROKEN FRONT CONCESSION & CONCESSION 1, TOWNSHIP OF NORTH GRIMSBY, REGIONAL MUNICIPALITY OF NIAGARA

**Owner's Certificate**  
 I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

**Surveyor's Certificate**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.



**Additional 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 SHOWN	E. AS SHOWN	F. AS SHOWN
G. AS SHOWN	H. MUNICIPAL WATER SUPPLY	I. SILTY CLAY TILL
J. AS SHOWN	K. ALL SERVICES AS REQUIRED	L. AS SHOWN

**AREA SCHEDULE**

Description	Blocks	Area (ha)	Units
Mixed Use	1-4	4.239	1,276
Parkland*	5-7	1.303	
Open Space	8-10	1.355	
Road Widening	11	0.006	
		0.292	
<b>TOTAL</b>	<b>11</b>	<b>7.195</b>	<b>1,276</b>

\*Parkland area calculation includes portion of Winston Road adjacent to Parkland Blocks 6 & 7 (0.407 ha)

No.	Date	Issued / Revision	By
3	Oct. 8, 2019	Revisions to mixed use blocks	GC
2	Aug. 12, 2019	Open space block adjusted	JB
1	Nov. 8, 2018	Revised based on Town's comments regarding open space/parkland	JB

- Notes**
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN
  - BASE SITE PLAN PREPARED BY CHAMBERLAIN ARCHITECT SERVICES LIMITED, AUG. 12, 2019
  - SURVEY INFORMATION PROVIDED BY T. MCLAUREN LIMITED
  - EXISTING TOP OF BANK INFORMATION PREPARED BY GEOPROCESS
  - PROPOSED OPEN SPACE CORRIDOR INFORMATION PREPARED BY RJ BURNSIDE, AUG. 12, 2019

**MHBC** PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE  
 200-540 BRIDGEWAY CENTRE DR. MICHENER ON, N2B 3X7 | P: 519-576-3600 F: 519-576-0121 | WWW.MHBCPLAN.COM

**Approval Stamp**

Date	October 8, 2019
File No.	141961
Plan Scale	1:600 (Arch D)
Drawn By	JB/ GC
Checked By	DA

**Project**  
 Losani Homes  
 Grimsby, Ontario

**File Name** Draft Plan of Subdivision **Dwg No.** 1 of 1

