

DRAFT PLAN OF SUBDIVISION

PART OF LOT 32, CONCESSION 2, FORMERLY IN THE TOWNSHIP OF SOUTH DUMFIRES NOW IN THE COUNTY OF BRANT



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) - SILT LOAM
(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 _____
DAN MGLAREN, O.L.S.,
A.T. MGLAREN LIMITED, Ontario Land Surveyors

DATE _____

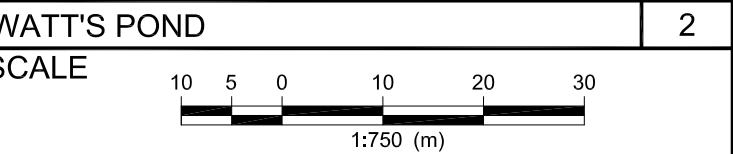
OWNER'S CERTIFICATE

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

SIGNED _____
Dr. Albert Gusenbauer

DATE _____

LAND USE SCHEDULE			
LOTS/BLKS	LAND USE	AREA	POTENTIAL # OF UNITS
RESIDENTIAL			MIN.
LOTS 1-53	SINGLE DETACHED DWELLINGS	2.448	54
BLK. 1	STREET TOWN-HOUSES	0.425	#21
BLK. 2	FUTURE DEVELOPMENT	0.029	
BLK. 3,4,5	0.3 m DEVELOPMENT RESERVE	0.002	
BLK. 6 - 10	0.3m ON-STREET PARKING RESERVE	0.005	
BLK. 11	6.0 m PEDESTRIAN ACCESS	0.022	
BLK. 12	OPEN SPACE	1.174	
BLK. 13	FUTURE ROW	0.184	
STREETS A-C	PROPOSED RIGHT OF WAY	0.950	
TOTAL		5.239	75



DESIGN BY: KC
DRAWN BY: KC

CHECKED BY: SP
DATE: JULY 2013

#	DATE	BY	DESCRIPTION
1	JULY 17 2013	KC	1ST ZONING AND DRAFT PLAN SUBMISSION
2	JUNE 29 2016	TT	11 REP LINE REVISIONS
3	AUG 11 2016	TT	ROAD REALIGNMENT

DRAWING ISSUE RECORD	

APPROVALS

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