

**LEGEND**

- Boundary of Subdivision
- Pavement (Diagrammatic Only)
- Lot Line
- Easement Line
- Boundary of City Owned Lands

**AREA TABLE**

Street Townhouses (Blocks 2, 4 & 5)	0.99 ha
Condo Townhouses (Block 1 & 6)	3.03 ha
Stacked Condo Townhouses (Block 3)	1.21 ha
Semi-Detached (Block 7)	0.27 ha
Archeological Area (Block 8)	0.39 ha
R.O.W	1.07 ha
<b>TOTAL</b>	<b>6.96 ha</b>

**DRAFT SUBDIVISION APPROVAL**

Subject to the conditions, if any, set forth in our letter dated 20\_\_\_\_ this draft plan of subdivision is approved under section \_\_\_\_\_ of the Planning Act on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Authorized Signature  
THE CORPORATION OF THE CITY OF PORT COLBORNE

**UNIT TABLE**

Street Townhouses (Blocks 2, 4 & 5)	45 u
Condo Townhouses (Blocks 1 & 6)	93 u
Stacked Condo Townhouses (Block 3)	138 u
Semi-Detached (Block 7)	10 u
<b>TOTAL</b>	<b>286 u</b>

**ROAD LENGTH**

20 m R.O.W	489.31 m
6 m Condo Road	896.07 m
<b>TOTAL</b>	<b>1385.38 m</b>

**ADDITIONAL INFORMATION REQUIRED UNDER THE PLANNING ACT**

- D. Residential
- H. Piped water to be provided
- I. Primarily clayey silt.
- K. Sanitary and storm sewers to be provided

**NOTES**

All measurements are in metres.  
All elevations refer to Geodetic Datum.  
All curbs shown are diagrammatic only.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the boundaries of the lands to be subdivided as shown on this plan, and their relationship to the adjacent lands are correctly and accurately shown.

*[Signature]* 26 / 07 / 2023  
Dasha Page - O.L.S. Signature Day Month Year  
Kirkup Mascoe Surveying  
A Division of J.D Barnes 20-49-087-01

**OWNERS AUTHORIZATION**

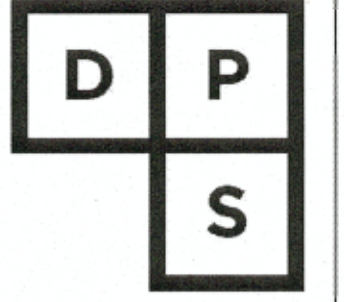
We, SG RED III LAND CORP. representing the registered owner of the registered lands hereby authorize DESIGN PLAN SERVICES INC. to prepare a draft plan of subdivision for submission and approval.

*[Signature]* 27 / 07 / 2023  
John Cheung - Owner Signature Day Month Year

**DRAFT PLAN OF PROPOSED SUBDIVISION PART OF LOTS 23 & 24 CONCESSION 1 (GEOGRAPHIC TOWNSHIP OF HUMBERSTONE) CITY OF PORT COLBORNE REGIONAL MUNICIPALITY OF NIAGARA**

**DESIGN PLAN SERVICES INC.**  
Town Planning Consultants

900 The East Mall, Suite 300  
Toronto, ON M9B 6K2  
Telephone: 416.626.5445  
www.designplan.ca



1:1500 Scale	July 25th /2023 Date	21211-4 Drawing Number	Rev.	Drawn	Design
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