

Existing Residential

Existing Residential

BARRICK ROAD

BARRICK

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3

ROAD

Existing Commercial

STEELE STREET

STEELE STREET

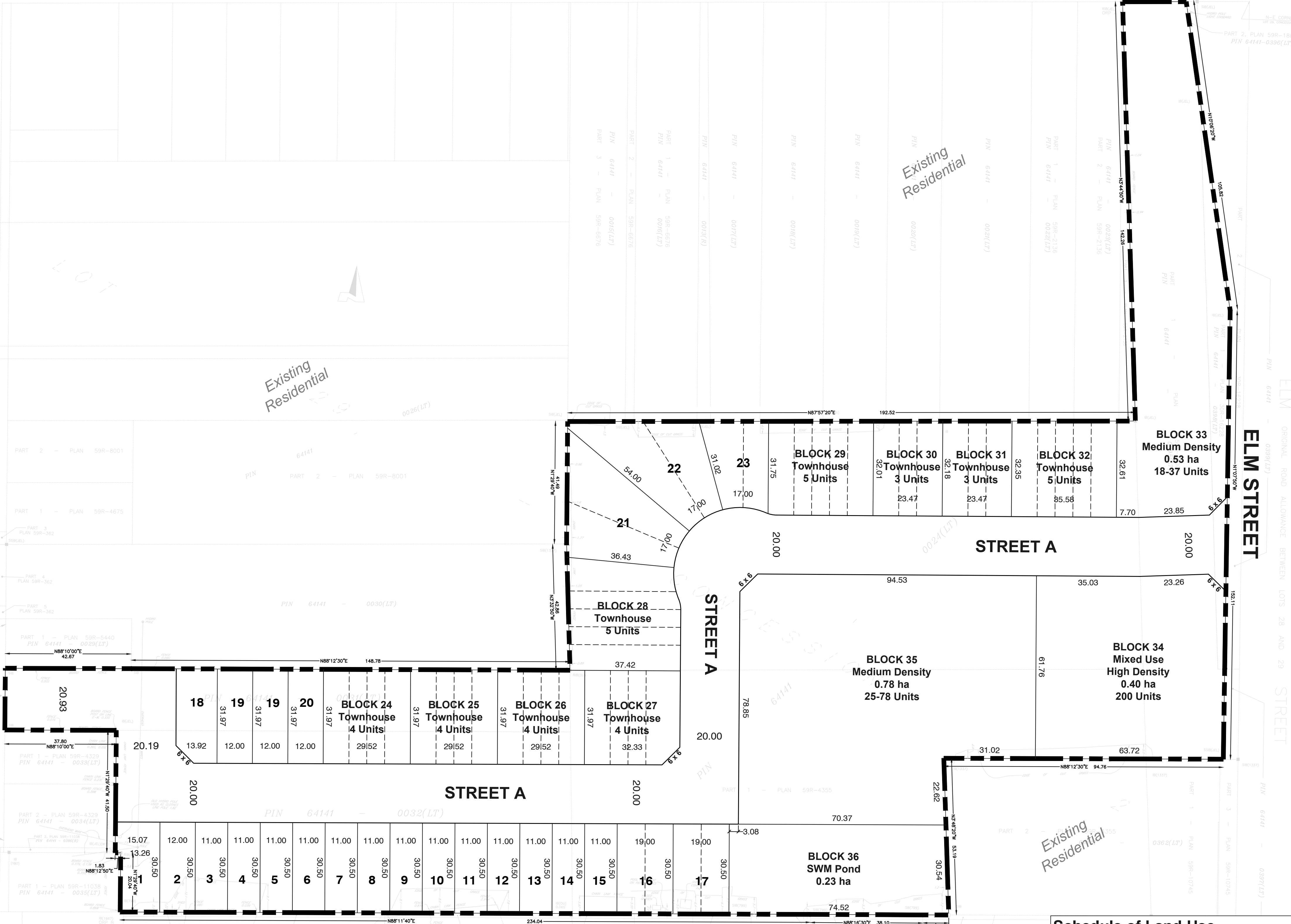
STEELE STREET

Existing Residential

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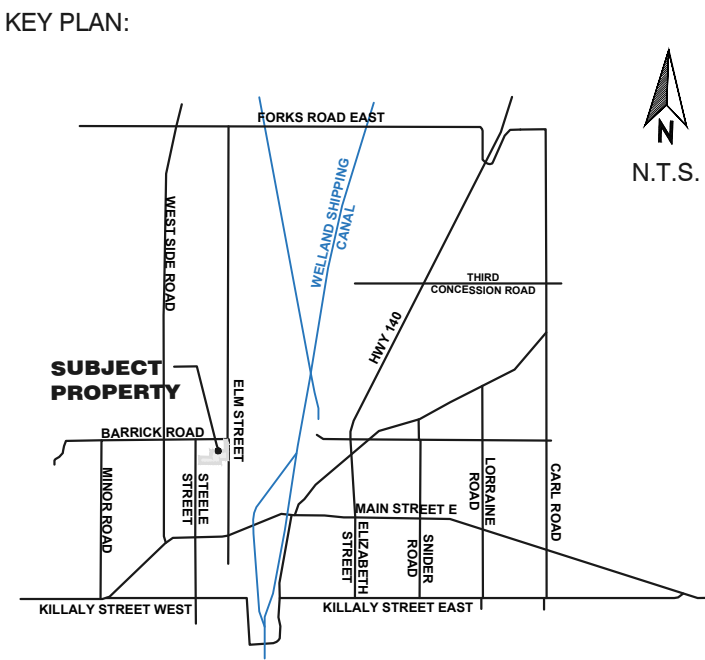


Schedule of Land Use

Description	Lot / Block No.	Residential Units	Area (ha)
Minimum Lot Width 11.0m (36')	1-15, 18-20	19	0.67
Minimum Lot Width 16.8m (55')	16, 17, 21-23	10	0.39
Total Single and Semi Detached		29	1.06
Street Townhouse Minimum Lot Width 6.05m (20')	24-32	37	0.90
Medium Density	33, 35	43-115	1.31
Mixed Use High Density	34	200	0.40
Net Developable Total		309-381	3.67
SWM Pond	36		0.23
Right of Way	Streets A		1.07
Total Site Area			4.97

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION:
PART OF LOT 29, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF HUMBERSTONE
IN THE CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA



REQUIRED INFORMATION:
AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990.

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(c) SEE KEY MAP
(d) SEE SCHEDULE OF LAND USE
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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 ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY CHAMBERS AND ASSOCIATES SURVEYING LTD.

Donald G. Chambers
DONALD G. CHAMBERS & SO., O.L.S.
CHAMBERS AND ASSOCIATES SURVEYING LTD.

SEPTEMBER 8, 2025
DATE

OWNER'S CERTIFICATE:

I HEREBY AUTHORIZE THE BIGLIERI GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF PORT COLBORNE.

S. FISCHER
E-PRIME, GENERAL & CONSTRUCTION MANAGEMENT

DATE

APPROVAL STAMP:

REVISIONS

No.	Description	Date	Int.
3			
2			
1	Revised Per 1st Submission Comments	09/03/2025	MP

PROJECT No.: 23028
DATE: November 26, 2024
SCALE: 1:750

DRAFTED BY: EC
CHECKED BY: MP

DRAWING No.: DP-01

BIGLIERI GROUP

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21 King Street W. Suite 1500, Hamilton
(416) 493-6162
thebiglierigroup.com