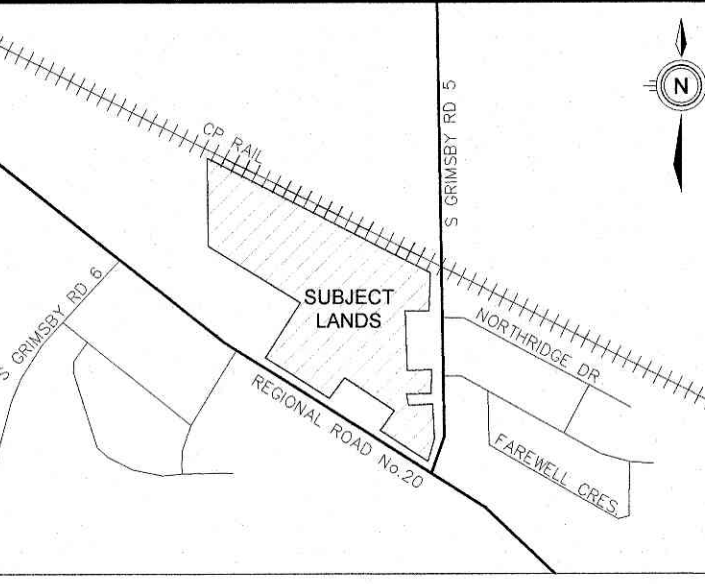


DRAFT PLAN
OF SUBDIVISION

"THRIVE"

LOT 9, REGISTERED PLAN M-98,
TOWN OF WEST LINCOLN
REGIONAL MUNICIPALITY OF NIAGARA



KEY MAP - N.T.S.

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) - LACUSTRINE CLAY
(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
NICHOLAS P. MUTHI, Ontario Land Surveyor
A.J. CLARKE & ASSOCIATES LTD.

DATE July 16, 2020

OWNER'S CERTIFICATE

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

SIGNED
ANTHONY CHIARELLA, OWNER
MARZ HOMES (SMITHVILLE WEST)

DATE June 17, 2020

LAND USE SCHEDULE

LOTS/BLOCKS	LAND USE	AREA (ha)	POTENTIAL # OF UNITS
			MIN MAX
RESIDENTIAL			
1-45	SINGLE DETACHED	1.61	45
46-143	CONDOMINIUM TOWNHOUSE UNITS	2.28	98
160-180	TOWNHOUSE UNITS	0.33	21
181-208	BACK-TO-BACK UNITS	0.32	28
BLOCK 144 & 209	COMMON ELEMENT PRIVATE ROAD, PARKING, LANDSCAPING	1.37	
BLOCK 212	SWM BLOCK	0.95	
BLOCK 211	COMMERCIAL BLOCK	0.53	32
BLOCK 149, 151 & 152	PARKLAND	0.71	
BLOCK 150	TRAIL DEDICATION	0.19	
BLOCK 146-148, 153-159, & 210	FUTURE DEVELOPMENT	0.64	
BLOCK 145	0.3m RESERVE	0.0152	
BLOCKS 213 & 214	ROAD WIDENING	0.0477	
STREETS	STREETS A & B	1.30	
TOTAL		10.29	224

SCALE 15 0 10 20 40
1:1000 (m)

DESIGN BY: A. BUONAMICI
DRAWN BY: S. CHALMERS
CHECKED BY: A. BUONAMICI
DATE: 2020 04 23

2 2020 07 08 SC REDLINE REVISIONS
1 2020 05 05 SC FIRST DRAFT PLAN OF SUBMISSION
BY DESCRIPTION

DRAWING ISSUE RECORD

APPROVALS

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FILE NUMBER: 109178 SHEET NUMBER: DP1