

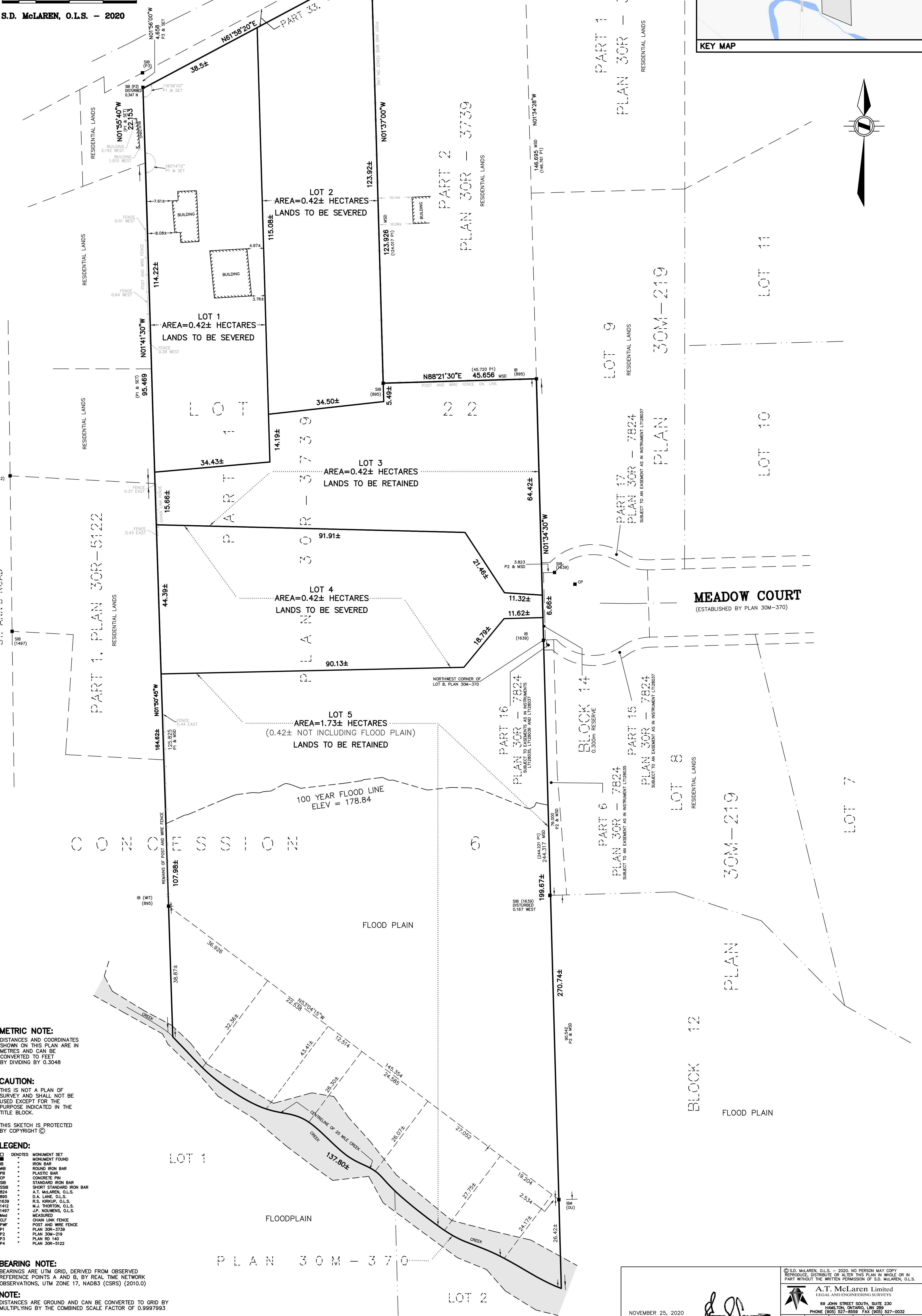
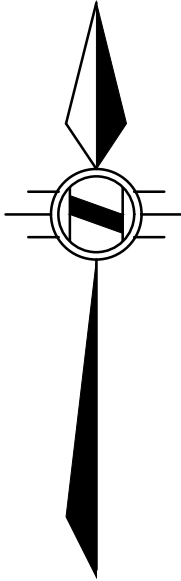
SKETCH FOR LAND DIVISION
OF PART OF
LOT 22
CONCESSION 6
GEOGRAPHIC
TOWNSHIP OF GAINSBOROUGH
IN THE
TOWN OF LINCOLN
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:500 METRIC

S.D. McLAREN, O.L.S. - 2020

TWENTY MILE ROAD
(REGIONAL ROAD 69, LIMIT CONFIRMED BY PLAN BA-1573)
(26.215m WIDTH)
CENTRELINE OF PAVEMENT

KEY MAP



METRIC NOTE:
DISTANCES AND COORDINATES
SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE
CONVERTED TO FEET
BY DIVIDING BY 0.3048

CAUTION:
THIS IS NOT A PLAN OF
SURVEY AND SHALL NOT BE
USED EXCEPT FOR THE
PURPOSE INDICATED IN THE
TITLE BLOCK.

THIS SKETCH IS PROTECTED
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LEGEND:
■ DENOTES MONUMENT SET
■ MONUMENT FOUND
IB IRON BAR
PB ROUND IRON BAR
CP PLASTIC BAR
SB CONCRETE PIN
SSB STANDARD IRON BAR
824 A.T. McLAREN, O.L.S.
895 D.A. LANE, O.L.S.
1639 R.S. KIRKUP, O.L.S.
1412 M.J. THORNTON, O.L.S.
1497 J.P. NOUWENS, O.L.S.
MS MEASURED
CLF CHAIN LINK FENCE
PWF POST AND WIRE FENCE
PI PLAN 30M-370
P2 PLAN 30M-219
P3 PLAN RD 140
P4 PLAN 30M-5122

BEARING NOTE:
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED
REFERENCE POINTS A AND B, BY REAL TIME NETWORK
OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

NOTE:
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997993

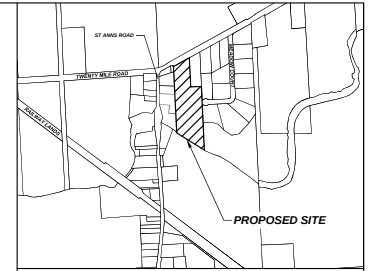
NOVEMBER 25, 2020
DATE

S. DAN McLAREN, O.L.S.

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PART WITHOUT THE WRITTEN PERMISSION OF S.D. McLAREN, O.L.S.
A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L9N 2B9
PHONE (905) 527-8559 FAX (905) 527-0032
Drawn JM Checked SDM Overlaid MW Scale 1:500 Dwg No. 26371-LDC

Attachment No. 1 to PD-106-21

GIRO ESTATES TOWNSHIP OF WEST LINCOLN



KEY PLAN N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT #22 CONCESSION 6
GEOGRAPHIC TOWNSHIP OF GAINSBOROUGH
TOWN OF LINCOLN
REGIONAL MUNICIPALITY OF NIAGARA

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY
AUTHORIZE UPPER CANADA CONSULTANTS TO
PREPARE AND SUBMIT THIS DRAFT PLAN OF
SUBDIVISION TO THE TOWNSHIP OF WEST LINCOLN
FOR APPROVAL.

ALBINO GIRO DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF
THE LANDS TO BE SUBDIVIDED ARE
CORRECTLY SHOWN.

DAN MCLAREN/A.T. MCLAREN LTD DATE

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- | | | |
|-------------|------------------|---------------|
| a) SEE PLAN | e) SEE PLAN | i) SILTY SAND |
| b) SEE PLAN | f) SEE PLAN | j) SEE PLAN |
| c) SEE PLAN | g) SEE PLAN | k) PRIVATE |
| d) SEE PLAN | h) PRIVATE WATER | l) SEE PLAN |

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	1-5	5	2.1	61.58
ENVIRONMENTAL PROTECTION AREA	6		1.31	38.42
TOTAL			3.41	100.00

DEVELOPABLE AREA = 2.10ha
DEVELOPABLE DENSITY = 2.38 units/ha

ISSUED FOR REVIEW	2020-09-15	NA
REVISION	DATE	INT



DRAWING TITLE	DRAFTING	K.A.
DRAFT PLAN OF SUBDIVISION	DATE	SEPTEMBER 15, 2020
	PRINTED	SEPTEMBER 15, 2020
	SCALE	1:500
	DWG No.	2052-DP
	REV	0