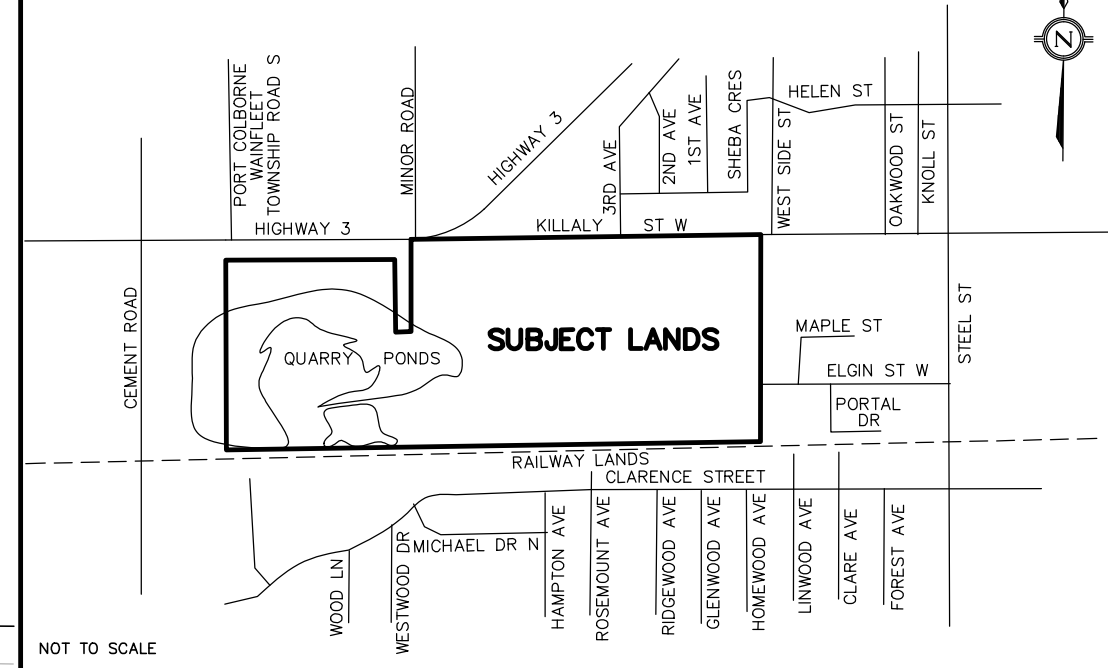


LOCALLY KNOWN AS MAIN STREET WEST  
REGIONAL ROAD NO. 3  
(ALSO KNOWN AS REGIONAL ROAD NO. 3)

(ALSO KNOWN AS REGIONAL ROAD No. 5)  
KILLALY STREET

WEST

KEY MAP



DRAFT PLAN OF SUBDIVISION  
PART OF LOTS 31, 32 & 33  
CONCESSION 1  
& PART OF ROAD ALLOWANCE  
BETWEEN TOWNSHIPS OF  
WAINFLEET & HUMBERSTONE  
(CLOSED BY INSTRUMENT WF9687A, BY-LAW 960)  
PART OF ROAD ALLOWANCE  
BETWEEN LOTS 32 & 33  
(CLOSED BY INSTRUMENTS WF9687A & AA68900, BY-LAW 960)  
IN  
CITY OF PORT COLBORNE  
REGIONAL MUNICIPALITY OF NIAGARA  
SCALE & NOTES  
Scale 1:1250

BARICH GRENKIE SURVEYING LTD.  
A DIVISION OF GEOMAPLE  
© COPYRIGHT 2024  
METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET  
BY DIVIDING BY 0.3048

- PLANNING ACT INFORMATION  
THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO SECTION 51(17) OF THE PLANNING ACT
- |                                 |  |
|---------------------------------|--|
| A) BOUNDARIES OF LAND           | INDICATED ON PLAN                            |
| B) WIDTH & LOCATION OF HIGHWAYS | INDICATED ON PLAN                            |
| C) OTHER LANDS OF OWNER         | INDICATED ON KEY PLAN                        |
| D) INTENDED USE OF LAND         | INDICATED ON LAND USE ANALYSIS               |
| E) ADJOINING LAND USE           | INDICATED ON THE PLAN                        |
| F) LOT DIMENSIONS               | INDICATED ON THE PLAN                        |
| G) EXISTING FEATURES            | INDICATED ON THE PLAN                        |
| H) WATER SUPPLY                 | MUNICIPAL WATER TO BE INSTALLED BY DEVELOPER |
| I) SOIL INFORMATION             | BACKLOG: BROWN GRAVEL/STONE WITH SANDY CLAY  |
| J) EXISTING TOPOGRAPHY          | NOT APPLICABLE                               |
| K) MUNICIPAL SERVICES           | MUNICIPAL SERVICES TO BE MADE AVAILABLE      |
| L) RESTRICTIONS/EASEMENTS       | INDICATED ON THE PLAN                        |

LAND USE SCHEDULE

USE	NO OF LOTS/BLOCKS	AREA (HECTARES)	% OF TOTAL AREA
SINGLE USE RESIDENTIAL	96	3.35	5.9%
TOWNHOUSE BLOCKS	34	8.57	15.0%
BLOCK 35 - WOODLANDS	1	2.20	3.9%
BLOCK 36 - PARKETTE	1	0.33	0.6%
BLOCK 37 - PARKLANDS	1	1.56	2.7%
BLOCK 38 - ENVIRONMENTAL	1	21.75	38.0%
BLOCKS 39&40 - WALKWAYS	2	0.04	0.0%
BLOCKS 41&42 - MIXED USE	2	8.22	14.4%
BLOCKS 43 - PARKLANDS	2	3.21	5.6%
STREETS		7.95	13.9%
TOTAL		57.18	100%

NO.	DATE	BY	REVISIONS

OWNERS' CERTIFICATE  
AS OF THE DATE OF THE PLAN, WE ARE THE REGISTERED OWNERS OF THE LANDS TO BE SUBDIVIDED AND WE AUTHORIZE BARICH GRENKIE LAND SURVEYORS LTD. TO PREPARE AND SUBMIT THIS PLAN FOR DRAFT APPROVAL ON OUR BEHALF

OWNER OF 100004618 ONTARIO LTD.

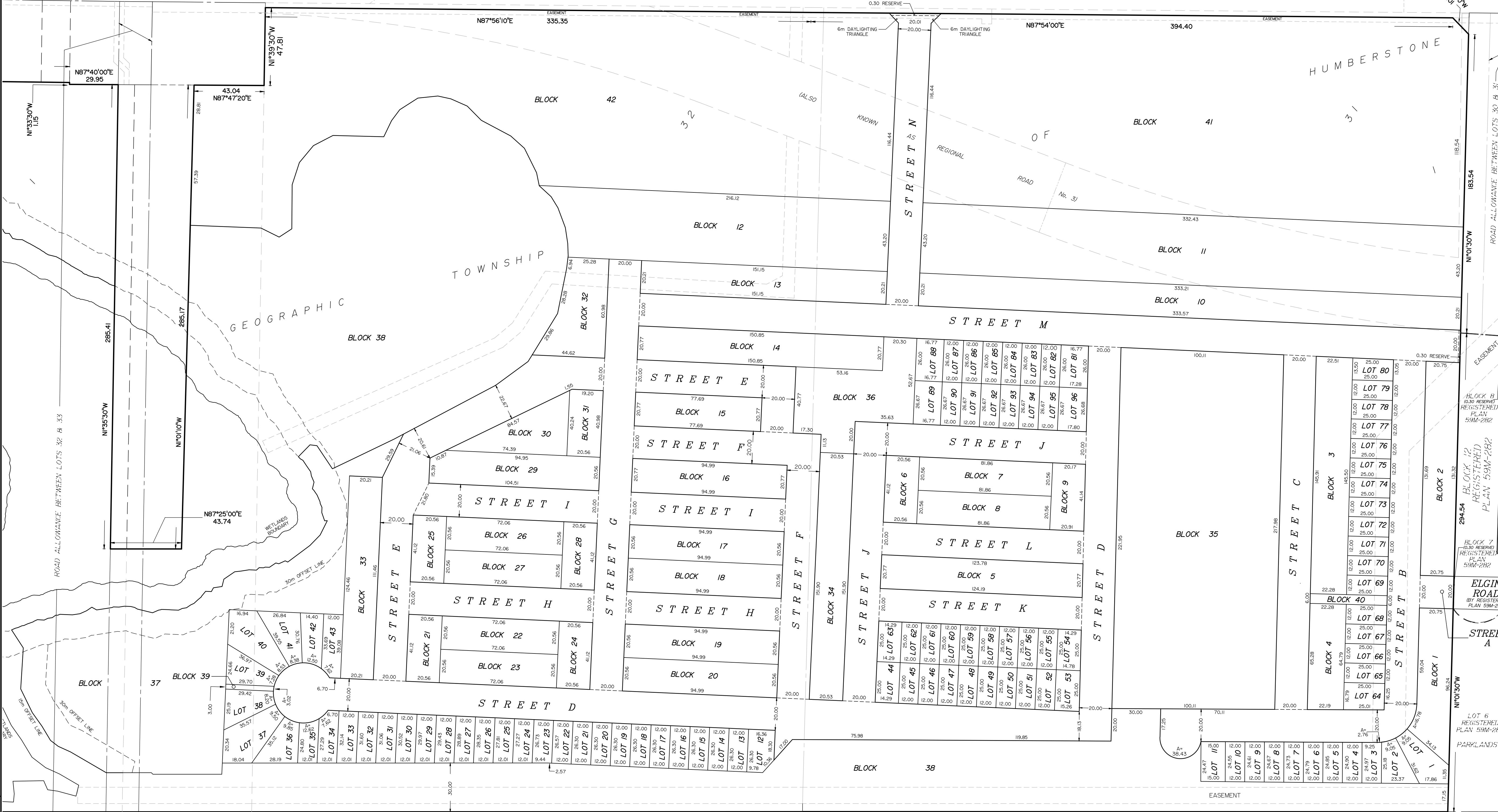
SURVEYOR'S CERTIFICATE  
I CERTIFY THAT THE BOUNDARIES OF THE LANDS BEING SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN

NOVEMBER XX, 2023

ERIC G. SALZER  
O.L.S., O.L.I.P.

**Barich Grenkie Surveying Ltd.**  
301 HWY No. 8 (2ND FLOOR) - STONEY CREEK, ON  
L6G 1E5 (905) 662-6767

DWN BY: EWA  
CHK BY: EGS  
JOB NO. 22-3058  
SHEET No. 1 OF 2

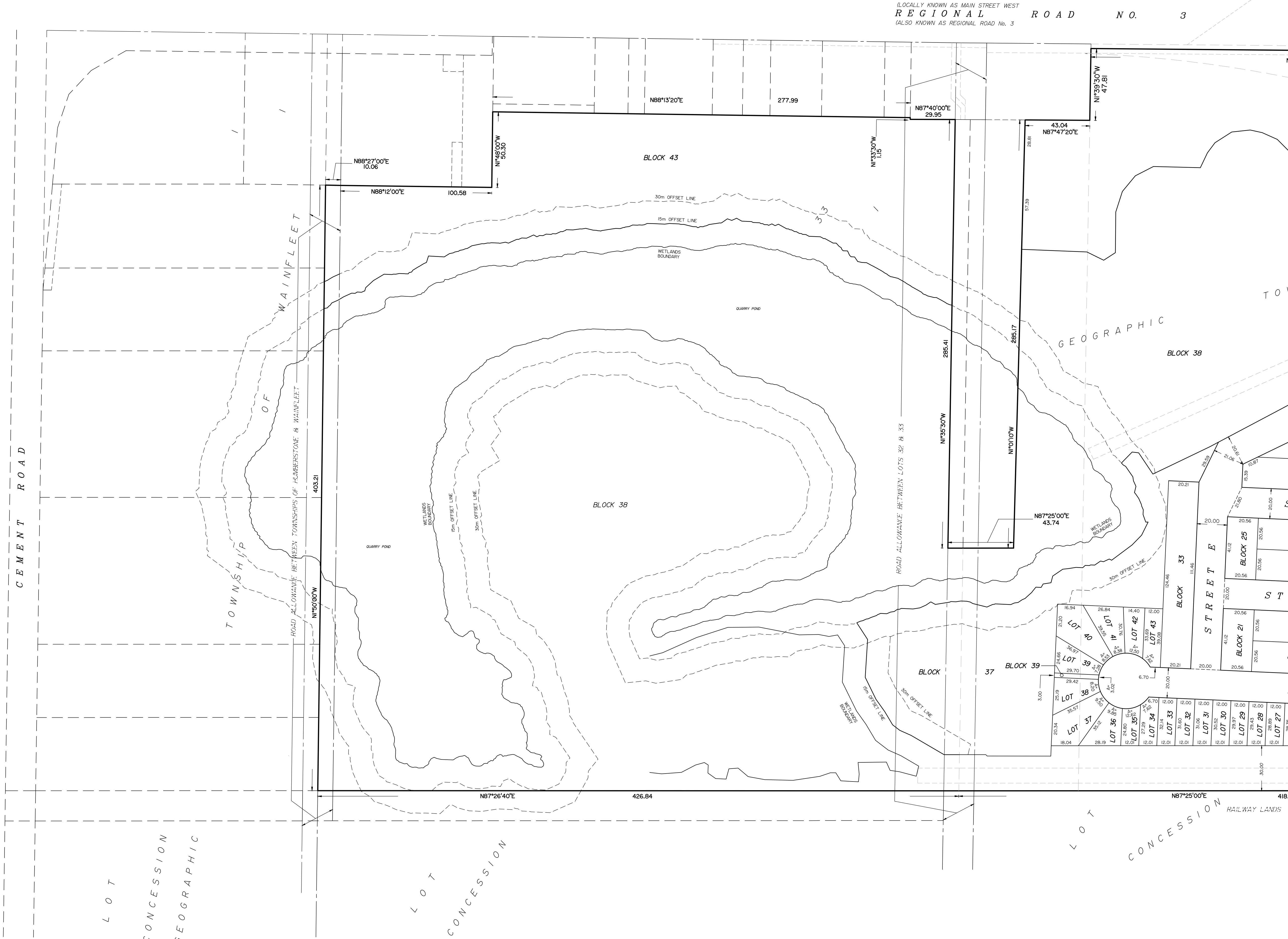


LOT CONCESSION RAILWAY LANDS

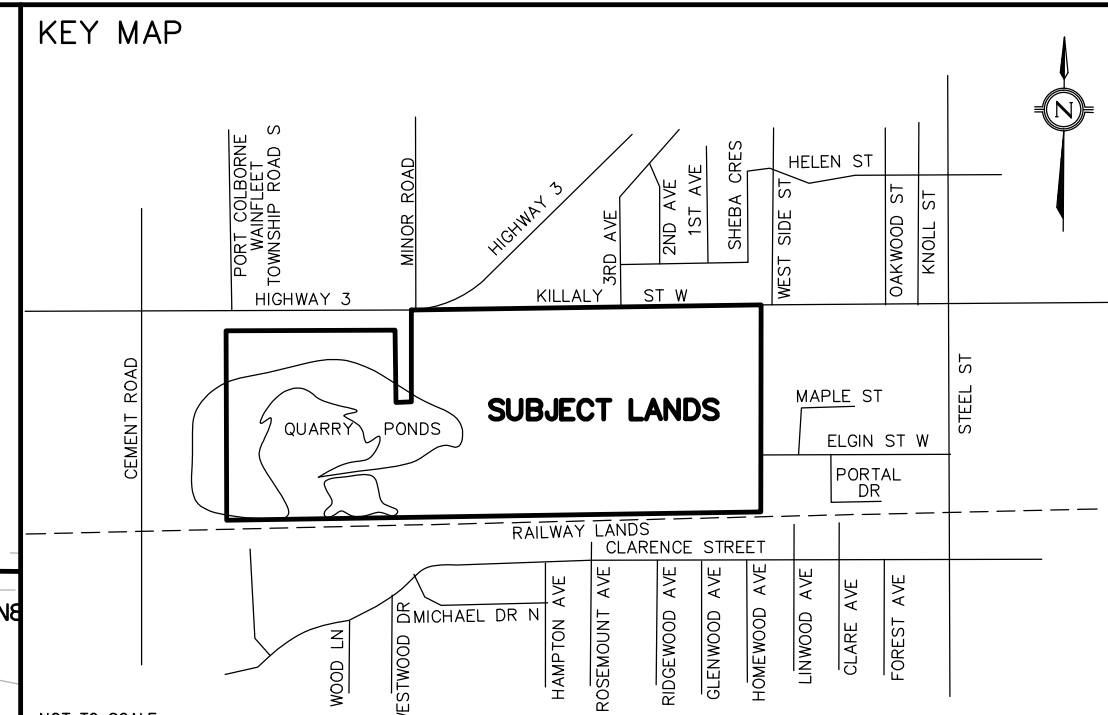
N87°25'00"E 416.02

N87°26'00"E 396.54

PROJECT NO. 2022-23-008 - 0.4559 sq. m. Total Geomaps/2022-23-008 DATE: P.L.N. 8/2/2024



LOCALLY KNOWN AS MAIN STREET WEST  
**REGIONAL ROAD NO. 3**  
 (ALSO KNOWN AS REGIONAL ROAD No. 3)



DRAFT PLAN OF SUBDIVISION  
**PART OF LOTS 31, 32 & 33  
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 & PART OF ROAD ALLOWANCE  
 BETWEEN TOWNSHIPS OF  
 WAINFLEET & HUMBERSTONE**  
 (CLOSED BY INSTRUMENT WF9687A, BY-LAW 960)  
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**IN  
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 SCALE & NOTES  
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**PLANNING ACT INFORMATION**  
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B) WIDTH & LOCATION OF HIGHWAYS	INDICATED ON PLAN
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D) INTENDED USE OF LAND	INDICATED ON LAND USE ANALYSIS
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F) LOT DIMENSIONS	INDICATED ON THE PLAN
G) EXISTING FEATURES	INDICATED ON THE PLAN
H) WATER SUPPLY	MUNICIPAL WATER TO BE INSTALLED BY DEVELOPER
I) SOIL INFORMATION	BEDROCK: BROWN GRAVEL/STONE WITH SANDY CLAY
J) EXISTING TOPOGRAPHY	NOT APPLICABLE
K) MUNICIPAL SERVICES	MUNICIPAL SERVICES TO BE MADE AVAILABLE
L) RESTRICTIONS/EASEMENTS	INDICATED ON THE PLAN

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OWNER OF 100004618 ONTARIO LTD.

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 SHOWN ON THIS PLAN

NOVEMBER XX, 2023

**DRAFT**

ERIC G. SALZER  
 O.L.S., O.L.I.P.