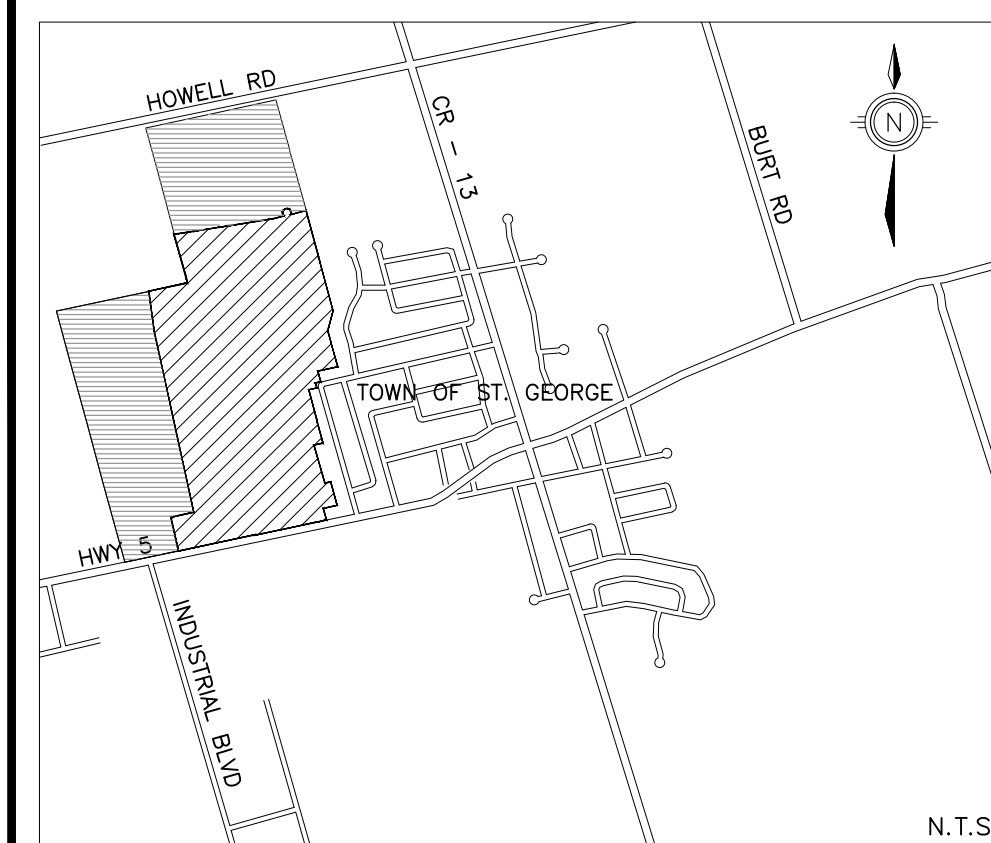


HOWELL ROAD

(ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4, P.I.N. 32033-0046 (LT))

SOUTHWEST CORNER OF LOT 7, CONCESSION 4

SUBJECT TO AN EASEMENT AS PER INSTRUMENT No. A16813



KEY MAP SUBJECT SITE ADDITIONAL LAND OWNED N.T.S.

ADDITIONAL INFORMATION
Required Under Section 51(17)
Of The Planning Act R.S.O. 1990 c.P.13

- (a) SHOWN ON DRAFT PLAN
- (b) SHOWN ON DRAFT AND KEY PLANS
- (c) SHOWN ON KEY PLAN
- (d) LAND TO BE USED IN ACCORDANCE WITH LAND USE SCHEDULE
- (e) SHOWN ON DRAFT PLAN
- (f) SHOWN ON DRAFT PLAN
- (g) SHOWN ON DRAFT AND KEY PLANS
- (h) MUNICIPAL PIPED WATER TO BE PROVIDED
- (i) SOIL IS SANDY SILT AND CLAYEY SILT
- (j) SHOWN ON DRAFT PLAN
- (k) ALL MUNICIPAL SERVICES TO BE PROVIDED
- (l) SHOWN ON DRAFT PLAN

SCHEDULE OF LAND USE

Proposed Land Use	Block Plan	Area (Ha.)
Residential Singles 12.0 m	Blocks 1,21-24,26-27,29,72-73	4.46
Residential Singles 10.0 m	Blocks 2-4-5,13-14,17-19,25,28,30,32-35,37,41,45,47-50,52,54-55,57,60-61,70	10.08
Residential Singles 8.0 m	Blocks 6-8,11-12,15-16,20,31,36,38,42-44,46,53,56,58,62-64,66,71	9.68
Townhomes 6.0m	Blocks 9-10,39-40,59,65	1.79
Commercial	Block 74-75	2.31
School	Block 76	4.19
S.W.M.	Block 77-78	4.10
Park	Block 79-80	4.39
Open Space	Blocks 81-86	3.65
Woodlot	Block 87	2.12
Private Ownership	Blocks 88-89	5.44
Road Widening	Block 90	0.06
0.3m Reserve	Blocks 91-95	0.02
Roads	Andrew Street Extension, STREETS A-Q	
26.0m R.O.W.		3.07
20.0m R.O.W.		11.48
TOTAL SITE AREA		66.83

Proposed Summary Yield

	Unit Count
Residential Singles 12.0 m	111
Residential Singles 10.0 m	303
Residential Singles 8.0 m	367
Townhomes 6.0m	86
Total	867

- Notes:
- 0.3m Reserves shown on this Draft Plan have been enlarged for illustration purposes.
 - "Should the Brant Haldimand Norfolk Catholic District School Board confirm they do not have a need for all or a portion of the school site (Block 76), the underlying block/lot plan as shown on this draft plan of subdivision will result in the addition of approximately 63 residential detached units and 1.4ha of Commercial lands"

REVISIONS

No.	REVISION	DATE
1	Per Armstrong Hunter & Assoc	08/29/07
2	Per Armstrong Hunter & Assoc	12/17/07
3	Revised Road/Block Layout per Armstrong Planning	01/07/15
4	Revised per County Comments (Submission #3)	04/11/17
5	Revised Road/Block Layout	02/26/18
6	Revised Road/Block Layout	03/02/18
7	Revised Road/Block Layout	03/16/18
8	Revised Block No. and Street Names	03/21/18
9	Revised Block No. and Street Names	03/26/18
10	Revised Block No. and Street Names	03/28/18
11	Revised Street Radius	04/02/18
12	Revised Limits of Block 1, Added Block 96, Re-labelled Block 87	04/12/18
13	Revised Road/Block Layout, Block No and Street Names	04/27/18
14	Revised Unit Mix, Deleted Block 52	05/18/18
15	Revised Limits of Block 71, Park Block 80, Unit Mix, Block 70	07/19/2018
16	Revised Limits of Block 71,72, Park Block 80, Street C	07/25/2018

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 _____
DOUGLAS HUNT, ONTARIO LAND SURVEYOR
HUNT SURVEYS INC.

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS PLAN BY ARMSTRONG PLANNING AND PROJECT MANAGEMENT IN DRAFT FORM.

SIGNED _____
DANIEL GUIZZETTI EMPIRE COMMUNITIES (St. GEORGE) LTD.

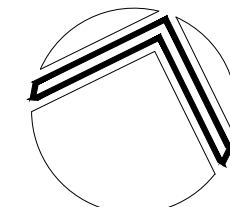
OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS PLAN BY ARMSTRONG PLANNING AND PROJECT MANAGEMENT IN DRAFT FORM.

SIGNED _____
BRIAN LOVELESS AND MAREE LOVELESS

PROPOSED DRAFT PLAN
OF SUBDIVISION

PART OF LOTS 8 AND 9
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF SOUTH DUMFRIES)
COUNTY OF BRANT



armstrong
planning | project management

SCALE 1:2000		PROJECT No. 13.1970
DESIGN	DRAWN D.S.	DRAWING No. 1
APPROVED	DATE July 25, 2018	

