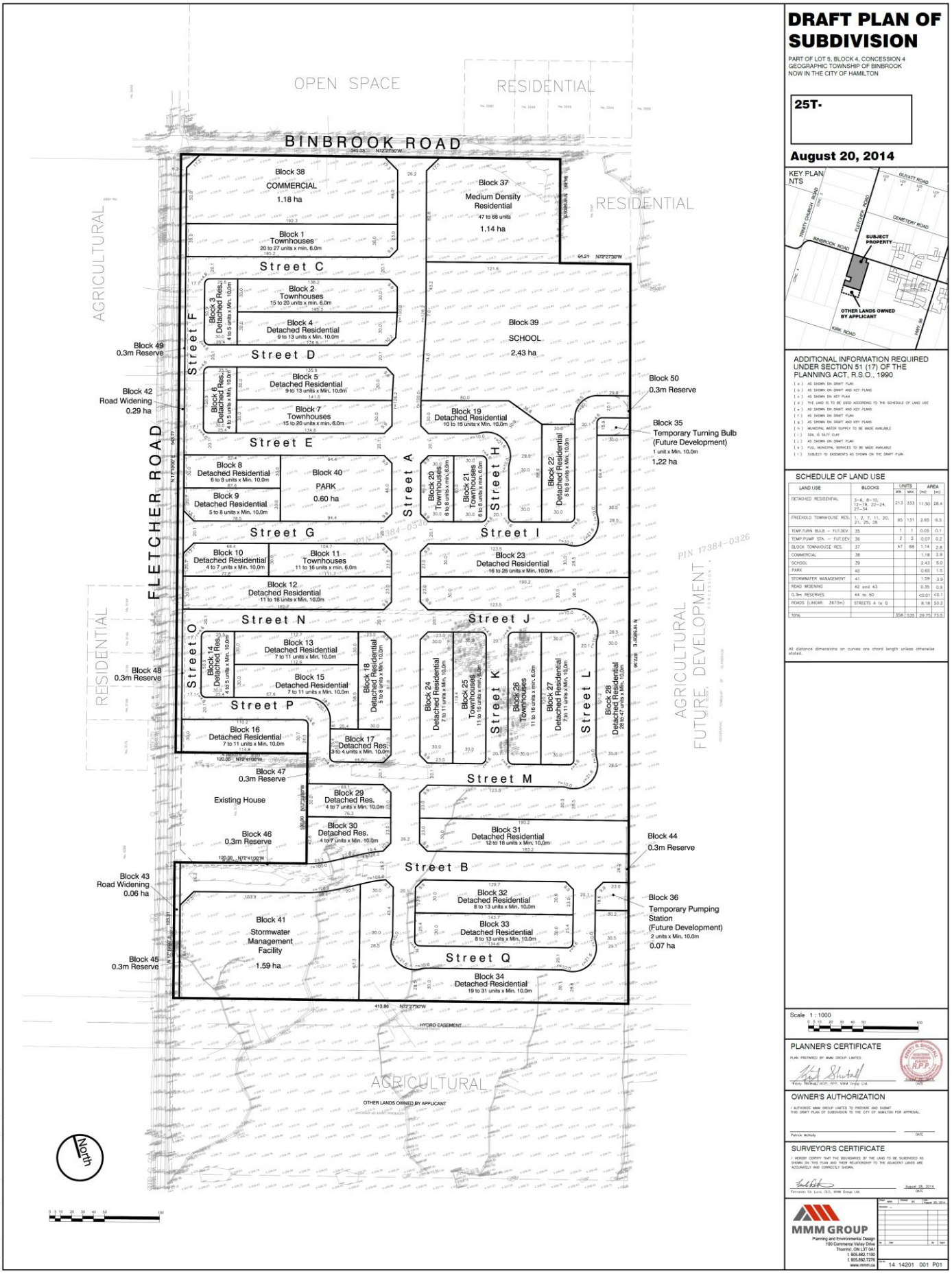

DRAFT PLAN OF SUBDIVISION

PART OF LOT 5, BLOCK 4, CONCESSION 4
GEOGRAPHIC TOWNSHIP OF BINBROOK
NOW IN THE CITY OF HAMILTON

25T-

August 20, 2014

KEY PLAN
NTS

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

(a) AS SHOWN ON DRAFT PLAN
(b) AS SHOWN ON DRAFT AND KEY PLANS
(c) AS SHOWN ON KEY PLAN
(d) THE LAND IS TO BE USED ACCORDING TO THE SCHEDULE OF LAND USE
(e) AS SHOWN ON DRAFT AND KEY PLANS
(f) AS SHOWN ON DRAFT PLAN
(g) AS SHOWN ON DRAFT AND KEY PLANS
(h) MUNICIPAL WATER SUPPLY TO BE MADE AVAILABLE
(i) SOIL IS SILTY CLAY
(j) AS SHOWN ON DRAFT PLAN
(k) FULL MUNICIPAL SERVICES TO BE MADE AVAILABLE
(l) SUBJECT TO EASEMENTS AS SHOWN ON THE DRAFT PLAN

SCHEDULE OF LAND USE

LAND USE	BLOCKS	UNITS MIN.	UNITS MAX.	AREA (ha)	AREA (ac)
DETACHED RESIDENTIAL	3–6, 8–10, 12–19, 22–24, 27–34	213	333	11.50	28.4
FREEHOLD TOWNHOUSE RES.	1, 2, 7, 11, 20, 21, 25, 26	95	131	2.65	6.5
TEMP.TURN BULB – FUT.DEV.	35	1	1	0.05	0.1
TEMP.PUMP STA. – FUT.DEV.	36	2	2	0.07	0.2
BLOCK TOWNHOUSE RES.	37	47	68	1.14	2.8
COMMERCIAL	38			1.18	2.9
SCHOOL	39			2.43	6.0
PARK	40			0.60	1.5
STORMWATER MANAGEMENT	41			1.59	3.9
ROAD WIDENING	42 and 43			0.35	0.9
0.3m RESERVES	44 to 50			<0.01	<0.1
ROADS (LINEAR: 3673m)	STREETS A to Q			8.18	20.2
TOTAL		358	535	29.75	73.5

All distance dimensions on curves are chord length unless otherwise stated.

Scale 1 : 1000
0 5 10 20 30 40 50 100

PLANNER'S CERTIFICATE

PLAN PREPARED BY MMM GROUP LIMITED.

Trudy Bishop, MCIP, RPP, MMM Group Ltd. DATE

OWNER'S AUTHORIZATION

I AUTHORIZE MMM GROUP LIMITED TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF HAMILTON FOR APPROVAL.

Patrick McNally DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

August 29, 2014
Fernando De Luca, OLS, MMM Group Ltd. DATE

MMM GROUP
Planning and Environmental Design
100 Commerce Valley Drive
Thornhill, ON L3T 0A1
t. 905.882.1100
f. 905.882.7276
www.mmm.ca

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