



KEY MAP - 1:10000

DRAFT PLAN OF SUBDIVISION OF
 PART OF LOTS 17 AND 18,
 CONCESSION 8
 IN THE
 CITY OF HAMILTON
 SCALE 1 : 1500

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 SUB SECTION 17 OF THE PLANNING ACT, R.S.O. 1990, C.P. 13

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| (A) AS SHOWN ON DRAFT PLAN | (G) AS SHOWN ON DRAFT PLAN |
| (B) AS SHOWN ON DRAFT PLAN | (H) MUNICIPAL WATER |
| (C) AS SHOWN ON DRAFT PLAN | (I) SANDY LOAM |
| (D) SEE LAND USE SCHEDULE | (J) AS SHOWN ON PLAN |
| (E) AS SHOWN ON DRAFT PLAN | (K) MUNICIPAL SANITARY AND STORM SEWERS |
| (F) AS SHOWN ON DRAFT PLAN | (L) NONE |

LAND USE SCHEDULE

TYPE	LAND USE	AREA
BLOCKS 1-7	MEDIUM DENSITY RESIDENTIAL	3.250 ha
BLOCK 8	LOW DENSITY RESIDENTIAL	0.074 ha
BLOCKS 17-25, 49	LOW DENSITY RESIDENTIAL	4.507 ha
BLOCK 38	FUTURE DEVELOPMENT	0.416 ha
BLOCKS 45-48, 50	0.3 m RESERVE	0.002 ha
STREETS	PROPOSED RIGHT OF WAY	2.767 ha
PLAN 62M-1166		13.141
TOTAL		24.18 ha

OWNER'S AUTHORIZATION

I AUTHORIZE URBANSOLUTIONS PLANNING AND LAND DEVELOPMENT CONSULTANTS INC. (URBANSOLUTIONS) TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF HAMILTON FOR APPROVAL.

September 17, 2021

OWNER, SPALLACCI & SONS LIMITED
 FRANK SPALLACCI

SURVEYOR'S CERTIFICATE

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

September 17, 2021

H. KALANTZAKOS
 ONTARIO LAND SURVEYOR

No.	DATE	BY	DESCRIPTION
4	APR '21	US	DRAFT PLAN OF SUBDIVISION
3	MAR '21	US	REDLINE REVISION
2	FEB '19	US	REVISED PER CONSENT TO SEVER CONDITIONS
1	NOV. 09	PEIL	RE-ALIGNED STREET "E"

ASHENHURST NOUWENS & ASSOCIATES INC.
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DRAWN BY W.S.	CALCD BY H.K.	CHK'D BY H.K.	FILE No. 14043 DRAFT PLAN
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