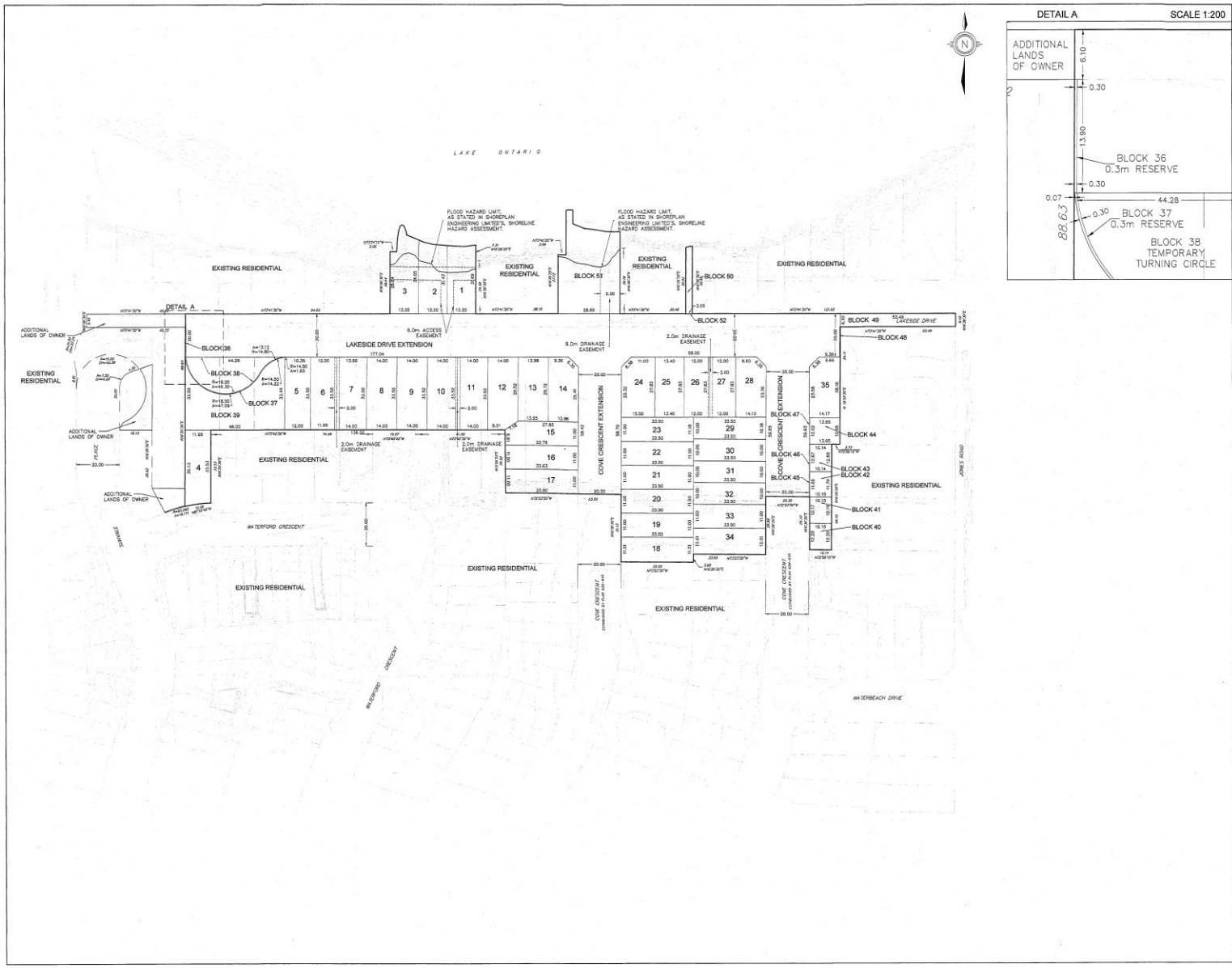


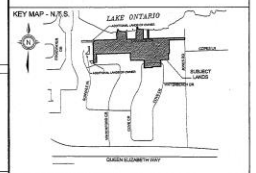
REVISED DRAFT PLAN OF SUBDIVISION

NEWPORT YACHT CLUB PHASE 4

25T-201703

PART OF LOTS 5 & 6, REGISTERED PLAN 428,
PART OF COVE CRESCENT,
PART OF BLOCKS 100, 108, 109 & 132, and
ALL OF BLOCKS 103, 104, 105, 111, 130, 131 & 136,
PLAN 62M-645,
FORMER CITY OF STONEY CREEK,
NOW IN THE CITY OF HAMILTON

KEY MAP - N.T.S.



INFORMATION REQUIRED

UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990, c.P.13 AS AMENDED

(a) - AS SHOWN
(b) - AS SHOWN
(c) - AS SHOWN
(d) - AS LISTED BELOW
(e) - AS SHOWN
(f) - AS SHOWN
(g) - AS SHOWN
(h) - MUNICIPAL WATER
(i) - SANDY LOAM
(j) - AS SHOWN
(k) - MUNICIPAL SANITARY AND STORM SEWERS
(l) - AS SHOWN

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: _____
NICHOLAS P. MUTH, O.L.S.
A.J. CLARKE AND ASSOCIATES LTD.

DATE APRIL 29, 2022

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE FILING OF THIS PLAN BY IBI GROUP INC. IN DRAFT FORM.

SIGNED: _____
FRED COSAN
LGAN NEWMARK

DATE 06/08/22

SIGNED: _____
DAN GABRIELE
1709900 ONTARIO INC.

DATE 06/08/22

LAND USE SCHEDULE

LOTS/BLKS	LAND USE	AREA (ha.)	# OF UNITS
LOTS 1-35	RESIDENTIAL	1.380	35
BLOCK 39-44, 50	FUTURE DEVELOPMENT	0.160	
BLOCK 51	FUTURE LINKAGE BLOCK	0.110	
BLOCK 36, 37, 46-48, 52	0.3m RESERVE	0.004	
BLOCK 38	TEMPORARY TURNING CIRCLE	0.048	
LAKESIDE DRIVE EXTENSION, COVE CRESCENT EXTENSION BLOCK 49	PUBLIC RIGHT OF WAY	0.897	
TOTAL		2.619	35

No.	DATE	BY	REVISIONS
5	2022-05-31	JM	ADDITION OF LAKESIDE DRIVE LANDS
4	2021.01.14	JM	ADDITION OF BLOCK 100 LANDS
3	2019.09.24	SC	REVISIONS AS REQUESTED
2	2017.09.14	SC	SECOND SUBMISSION
1	2016.06.06	AB	FIRST SUBMISSION

APPROVALS

JOHN S. ARIENS
REGISTERED PROFESSIONAL PLANNER
R.P.P.

APPROVED: _____ DATE: _____

DESIGN A. BUONAMICI	CHK'D J. ARIENS	DATE APRIL 25, 2016	
DRAWN A. BUONAMICI	CHK'D J. ARIENS	FILE No. 21083	

SCALE 10 5 0 10 20 30 — 1:750 (m)

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