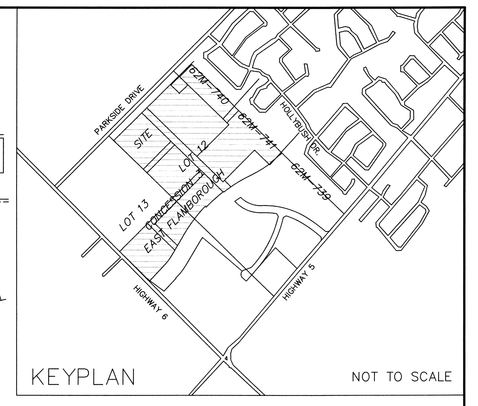

KEYPLAN NOT TO SCALE

DRAFT PLAN OF SUBDIVISION OF
PART OF LOTS 12 AND 13
CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF EAST FLAMBOROUGH) AND
BLOCK 178
REGISTERED PLAN 62M-740 AND
BLOCK 128
REGISTERED PLAN 62M-741
CITY OF HAMILTON

SCALE 1 : 1000
20 0 10 20 30 40 60 metres

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NOTES

BEARINGS ARE UTM GRID, DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).

BLOCKS 11 AND 13, 0.30 RESERVE, ARE EXAGGERATED FOR CLARITY

PURSUANT TO SECTION 51(32) OF THE PLANNING ACT, DRAFT APPROVAL SHALL LAPSE IF THE PLAN IS NOT GIVEN FINAL APPROVAL WITHIN 3 YEARS. HOWEVER, EXTENSIONS WILL BE CONSIDERED IF A WRITTEN REQUEST IS RECIEVED BEFORE THE DRAFT APPROVAL LAPSES.

INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).

COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
SCP 00820108063	587 287.63	4 796 644.38
SCP 00820108064	586 950.87	4 796 906.39

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

a) SHOWN ON PLAN
b) SHOWN ON PLAN
c) SEE KEY PLAN
d) SEE LAND USE SCHEDULE
e) SHOWN ON PLAN
f) SHOWN ON PLAN
g) SHOWN ON PLAN
h) MUNICIPAL WATER
i) SILTY SAND/CLAY
j) SHOWN ON PLAN
k) MUNICIPAL SANITARY SEWER
l) NONE

STATISTICS (LAND USE)

PROPOSED LAND USE	REFERENCE	AREA (ha.)	AREA (acres)
6 EMPLOYMENT BLOCKS	BLOCKS 1, 3, 4, 7, 20	25.238 ±	62.364 ±
PROPOSED STORMWATER MANAGEMENT POND	BLOCK 2	2.489 ±	6.150 ±
PROPOSED NATURAL LINKAGE FEATURE	BLOCK 5	0.653 ±	1.614 ±
SIGNIFICANT WOODLAND, BUFFER AND LINKAGE	BLOCK 6	3.537 ±	8.740 ±
FUTURE STREETS	MEDICORUM PLACE, ENTERPRISE CRESCENT	1.697 ±	4.193 ±
PROPOSED STREET	CLAPPISON AVENUE	2.090 ±	5.165 ±
ROAD WIDENING	BLOCKS 8, 9, 10, 11,	0.253 ±	0.625 ±
EXISTING PIPELINE EASEMENT	BLOCK 21	2.049 ±	5.063 ±
RESERVE BLOCK	BLOCKS 12, 13, 14, 15, 16, 17, 18 AND 19	0.041 ±	0.102 ±
TOTAL SITE AREA		38.047 ±	94.016 ±

OWNER'S CERTIFICATE

PIN 17563-0361 (LT), PIN 17563-0402 (LT) AND PIN 17563-0391 (LT)

I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE J.D. BARNES LIMITED TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF HAMILTON FOR APPROVAL.

June 1, 2022 — DATE
STEVE MALOVIC
FLAMBOROUGH POWER CENTRE INC.
'I HAVE THE AUTHORITY TO BIND THE CORPORATION'

OWNER'S CERTIFICATE

PIN 17563-0160 (LT) AND PIN 17563-0192 (LT)

I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE J.D. BARNES LIMITED TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF HAMILTON FOR APPROVAL.

June 1, 2022 — DATE
STEVE MALOVIC
FLAMBOROUGH CAPITAL CORPORATION INC.
'I HAVE THE AUTHORITY TO BIND THE CORPORATION'

OWNER'S CERTIFICATE

PIN 17563-0404 (LT)

I, THE UNDERSIGNED, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE J.D. BARNES LIMITED TO PREPARE THIS DRAFT PLAN OF SUBDIVISION AND TO SUBMIT SAME TO THE CITY OF HAMILTON FOR APPROVAL.

June 1, 2022 — DATE
STEVE MALOVIC
ANKARA REALTY LIMITED
'I HAVE THE AUTHORITY TO BIND THE CORPORATION'

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED, AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

JUNE 1, 2022 — DATE
R.S. QUERUBIN
ONTARIO LAND SURVEYOR

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J.D.BARNES LIMITED — SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
401 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C7
T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
AP&MD&MR&BCB		14-30-700-02-DP-U

FILE:Q:\14-30-700\027\DRAFT PLAN\430700020P-V.dgn DATED: JUNE 1, 2022
PLOTTED: 7/15/2022