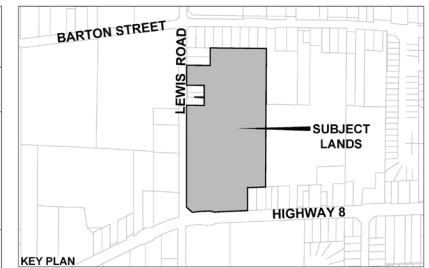
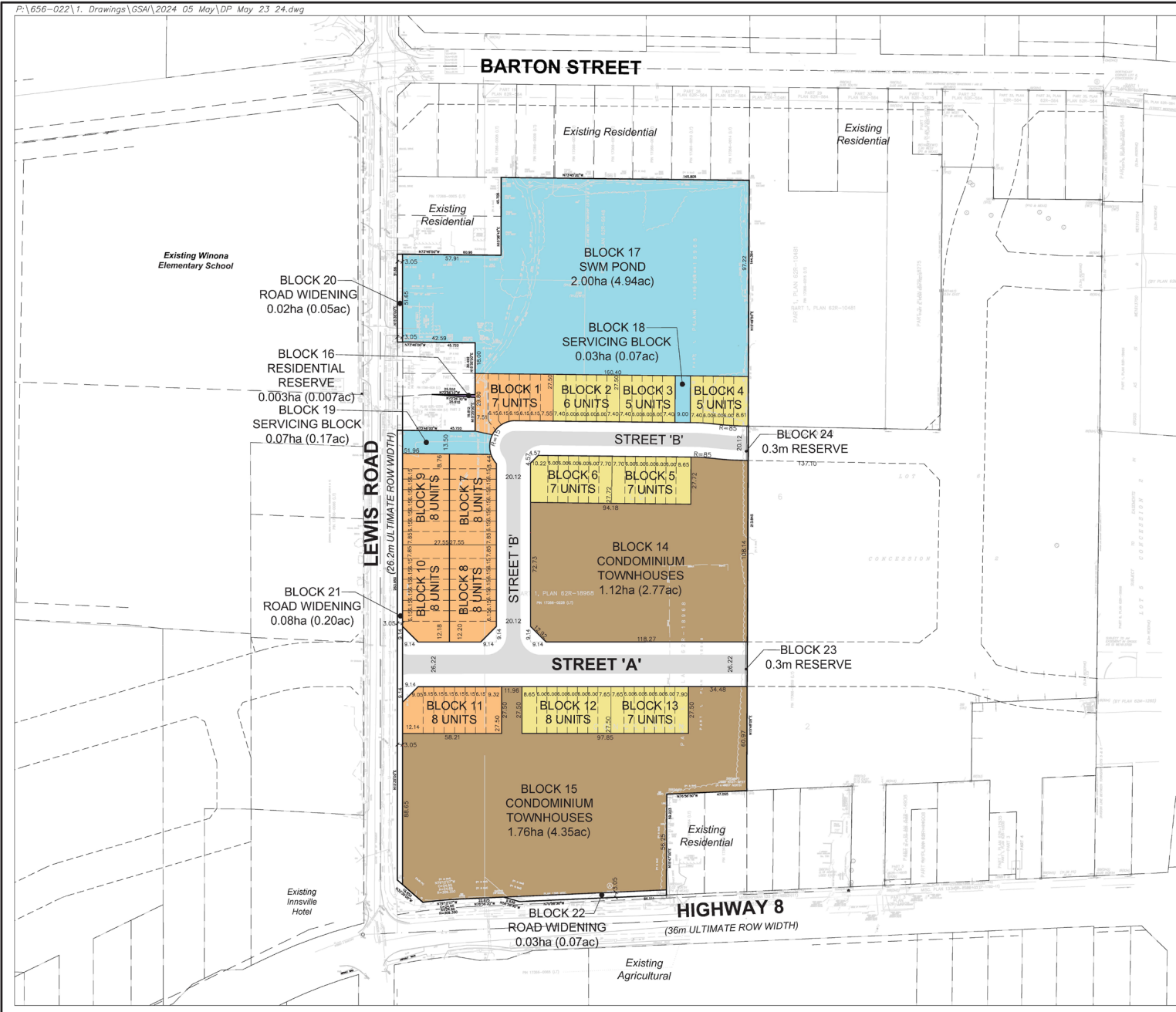


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**DRAFT PLAN OF SUBDIVISION
LEWIS 286 DEVELOPMENT INC.
CITY FILE #**

PART OF LOT 6, CONCESSION 2 SALT FLEET,
PART 1 ON 62R18968
CITY OF HAMILTON

OWNERS CERTIFICATE
I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF HAMILTON FOR APPROVAL.

SIGNED:  DATE: 25 June 2024
ARDEN GARNER, A.S.O.
LEWIS 286 DEVELOPMENT INC.

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

SIGNED:  DATE: 25 JUN 2024
ROBERT MCLAREN, O.L.S.
A.T. MCLAREN LIMITED
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ON L8N 2B9
(416) 527-8559

ADDITIONAL INFORMATION
(UNDER SECTION 5(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPHA)
STREET TOWNHOUSE - 6.0m (20')	1-13	0.82	2.03	45	54.88
STREET TOWNHOUSE - 6.15m (20')	14-15	0.89	2.20	47	52.81
CONDOMINIUM TOWNHOUSE	16-19	2.88	7.12	47	52.81
RESIDENTIAL RESERVE	16	0.003	0.01		
SWM POND & SERVICING BLOCK	17-19	2.10	5.19		
ROAD WIDENING	20-22	0.13	0.32		
0.3m RESERVE	23,24	1.00	2.47		
20.12m LOCAL R.O.W. (265m)		0.53	1.31		
26.21m COLLECTOR R.O.W. (203m)		0.54	1.33		
TOTAL	24	7.89	19.50	92	7.50

NOTES
- PAVEMENT ILLUSTRATION IS DIAGRAMMATIC
- EXISTING STRUCTURES TO BE REMOVED


SCALE 1:750
(24 x 36)
MAY 23, 2024

 **GSAI**
Glen Schnarr & Associates Inc.