



**DRAFT PLAN OF SUBDIVISION  
BRANTHAVEN TERRACE INC.**

PART OF LOT 1, CONCESSION 1 & 2  
PART OF THE ROAD ALLOWANCE  
BETWEEN CONCESSION 1 & 2  
TOWN OF GRIMSBY  
REGIONAL MUNICIPALITY OF NIAGARA

**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 See Original Submission DATE: December 14, 2018  
**DASHA PAGE, Hon. B. Sc., OLS**  
 Matthews, Cameron, Heywood - Kerry T. Howe Surveying  
 5233 Stanley Avenue - Unit 1  
 Niagara Falls, ON  
 L2E 7C2  
 PHONE: (905) 358-3693  
 EMAIL: info@thesurveyors.ca

**LAND USE SCHEDULE**

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS
DETACHED - 16.44m (54')	4, 6, 8, 10, 12, 14	0.30	0.74	6
DETACHED - 15.24m (50')	1-3, 5, 7, 9, 11, 13, 15	0.44	1.09	9
DETACHED - 12.2m (40')	16-19, 26-28, 34, 43-45	0.50	1.24	11
DETACHED - 11.0m (36')	20-25, 29-33, 35-42, 46-48	0.76	1.88	22
DETACHED (REAR LANE) - 11.3m (37')	49-54	0.24	0.59	6
7.5m NHS BUFFER	55	0.11	0.27	
0.3m RESERVE	56-58			
20.0m ROW (433m)		0.89	2.20	
<b>TOTAL</b>	<b>58</b>	<b>3.24</b>	<b>8.01</b>	<b>54</b>

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

**ADDITIONAL INFORMATION**  
(UNDER SECTION 51(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.

**Notes**  
-all daylight triangles: 4.5m x 4.5m  
-overall density: 54 Units / 2.24ha = 24.1 UPNHA

SIGNED Arden Semper DATE: December 13, 2018  
**ARDEN SEMPER**  
 BRANTHAVEN TERRACE INC.

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