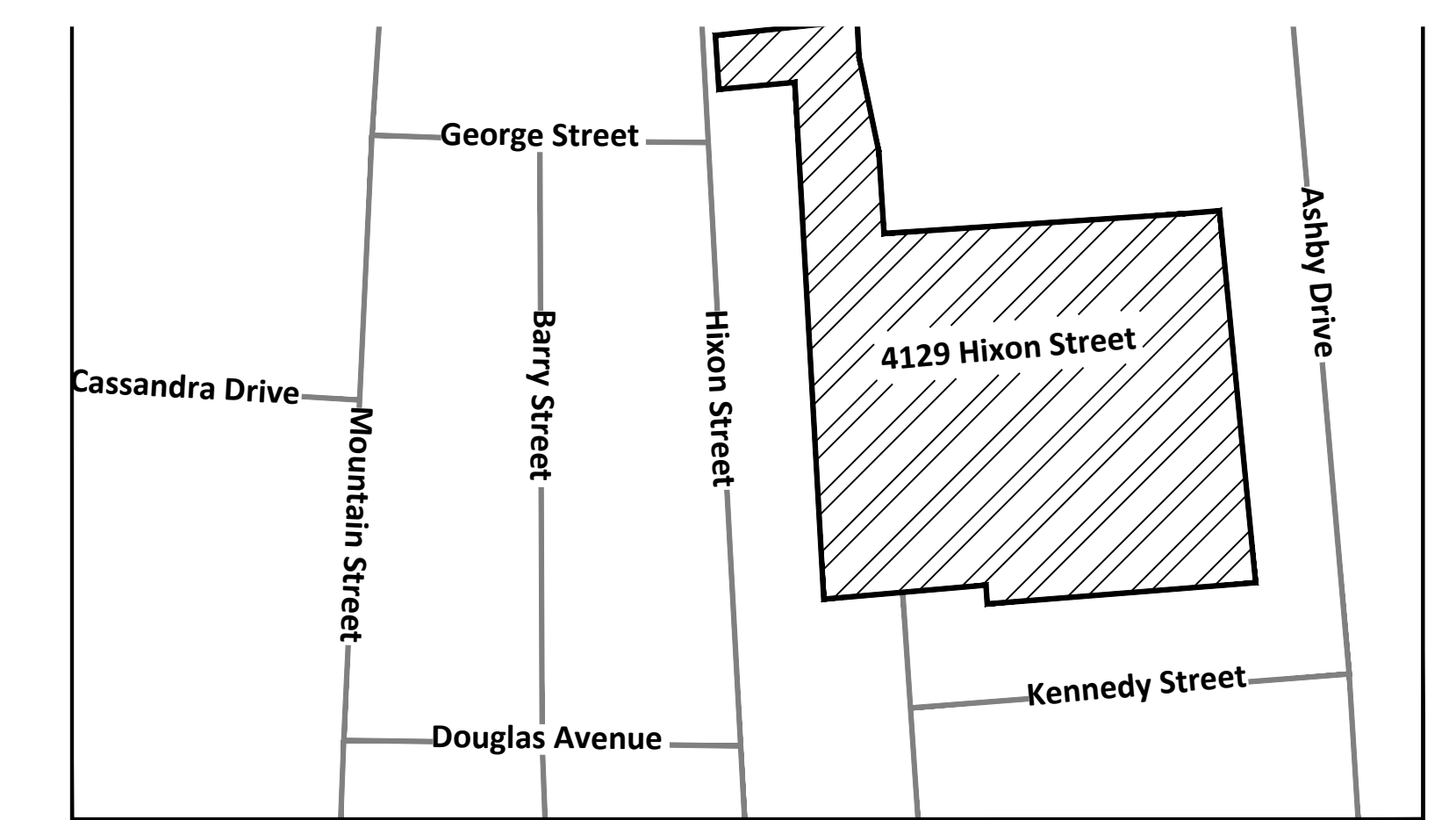
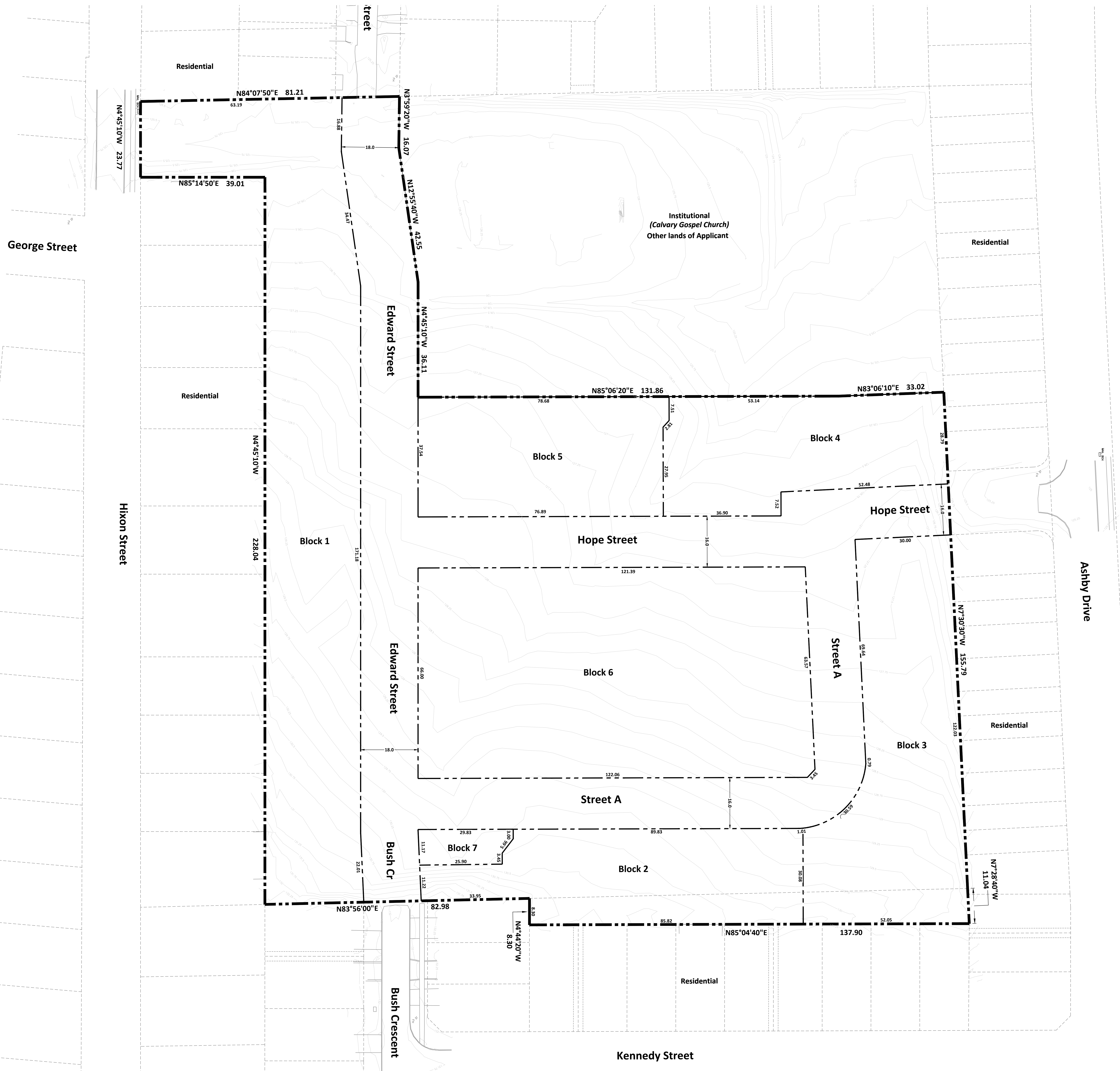
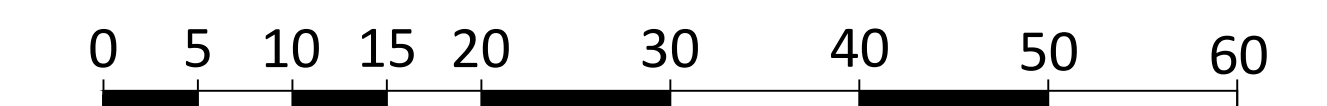




# DRAFT PLAN OF SUBDIVISION



Key Map: Not to Scale



SCALE = 1:400

### Legal Description

Part of Lot 16, Concession 4, Geographic Township of Clinton, now Town of Lincoln, and Block 67 on Plan 30M-323

### Requirements Of Section 51(17) of the Planning Act

- (A) See Plan (B) See Plan (C) See Plan (D) See Plan
- (E) See Plan (F) See Plan (G) See Plan (H) Municipal / Potable
- (I) Silty Clay / Sandy Loam (soft to firm) (J) See Plan
- (K) Full Urban Services (L) See Plan

### Owner's Certificate

Being the registered owner, in part, I hereby authorize Better Neighbourhoods Inc. to prepare and submit this Draft Plan of Subdivision to the Town of Lincoln.

David Dueck, Trustees of Calvary Gospel Church \_\_\_\_\_ Date \_\_\_\_\_

Being the registered owner, in part, I hereby authorize Better Neighbourhoods Inc. to prepare and submit this Draft Plan of Subdivision to the Town of Lincoln.

Eddie Jurinic, Pine Glen Beamsville Inc. \_\_\_\_\_ Date \_\_\_\_\_

### Surveyor's Certificate

I hereby certify that the boundaries of the lands to be subdivided and their relationship to the adjacent lands are accurately and correctly shown on this Plan.

Donald G. Chambers, O.L.S. Chambers and Associates Surveying Ltd. \_\_\_\_\_ Date \_\_\_\_\_

### Land Use Schedule

Land Use	Lot/Block	Area(ha)	Area(%)
Low Density Residential	1 - 2	1.13	27.9 %
Medium Density Residential	3 - 4, 6	1.54	38.0 %
High Density Residential	5	0.29	7.2 %
Parkland	7	0.03	0.8 %
Public Roads	-	1.06	26.2 %
<b>Total</b>	<b>8</b>	<b>4.05</b>	<b>100%</b>

#	Date	Revisions	Initial
0	2023-03-29	Issued for Original App. Submission	CT
1	2023-**-**	Resubmission of Original App.	CT



190A Ontario Street, St Catharines, Ontario L2R 5K9 Studio: 905.684.8585 Betterneighbourhoods.ca

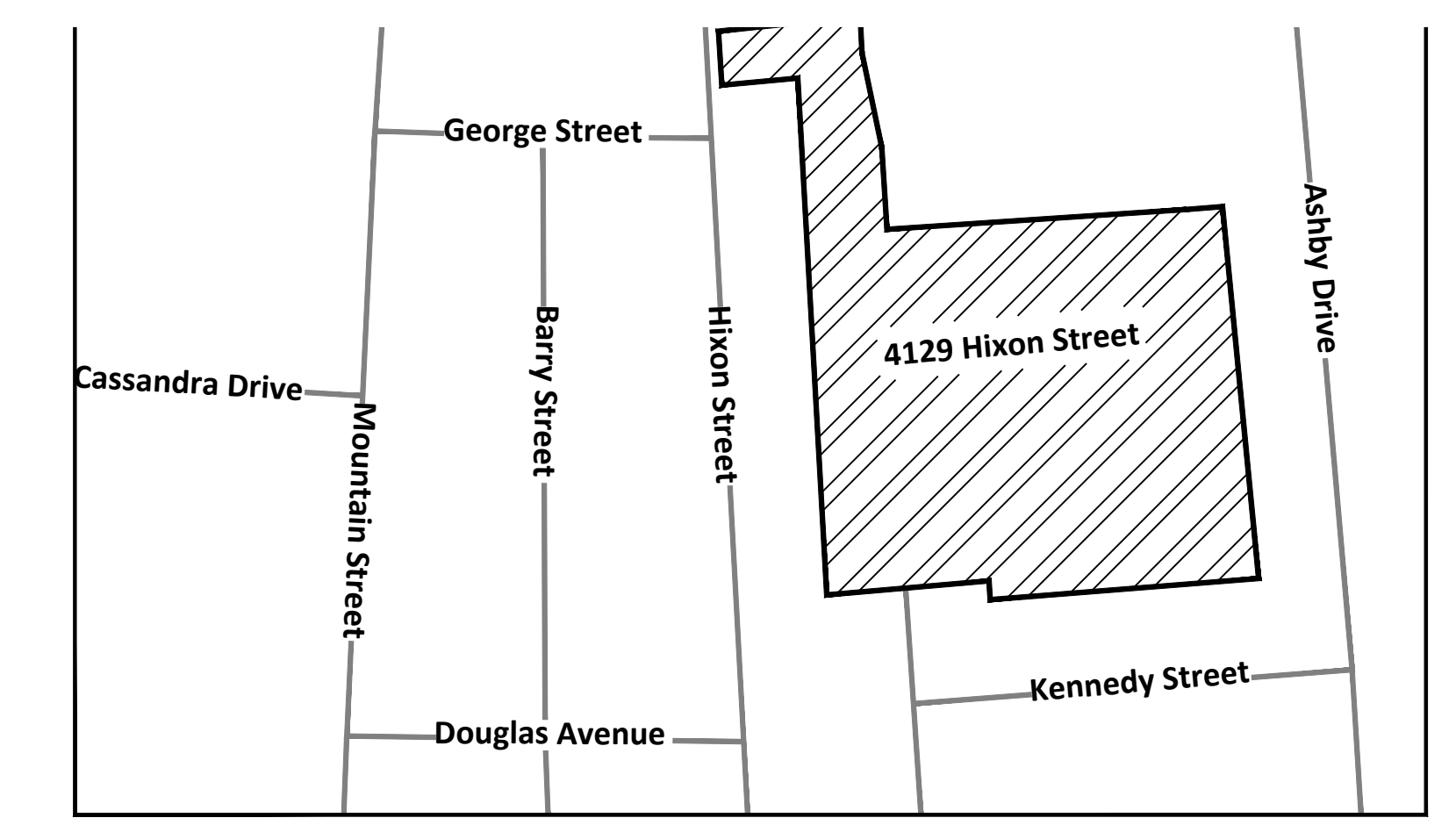
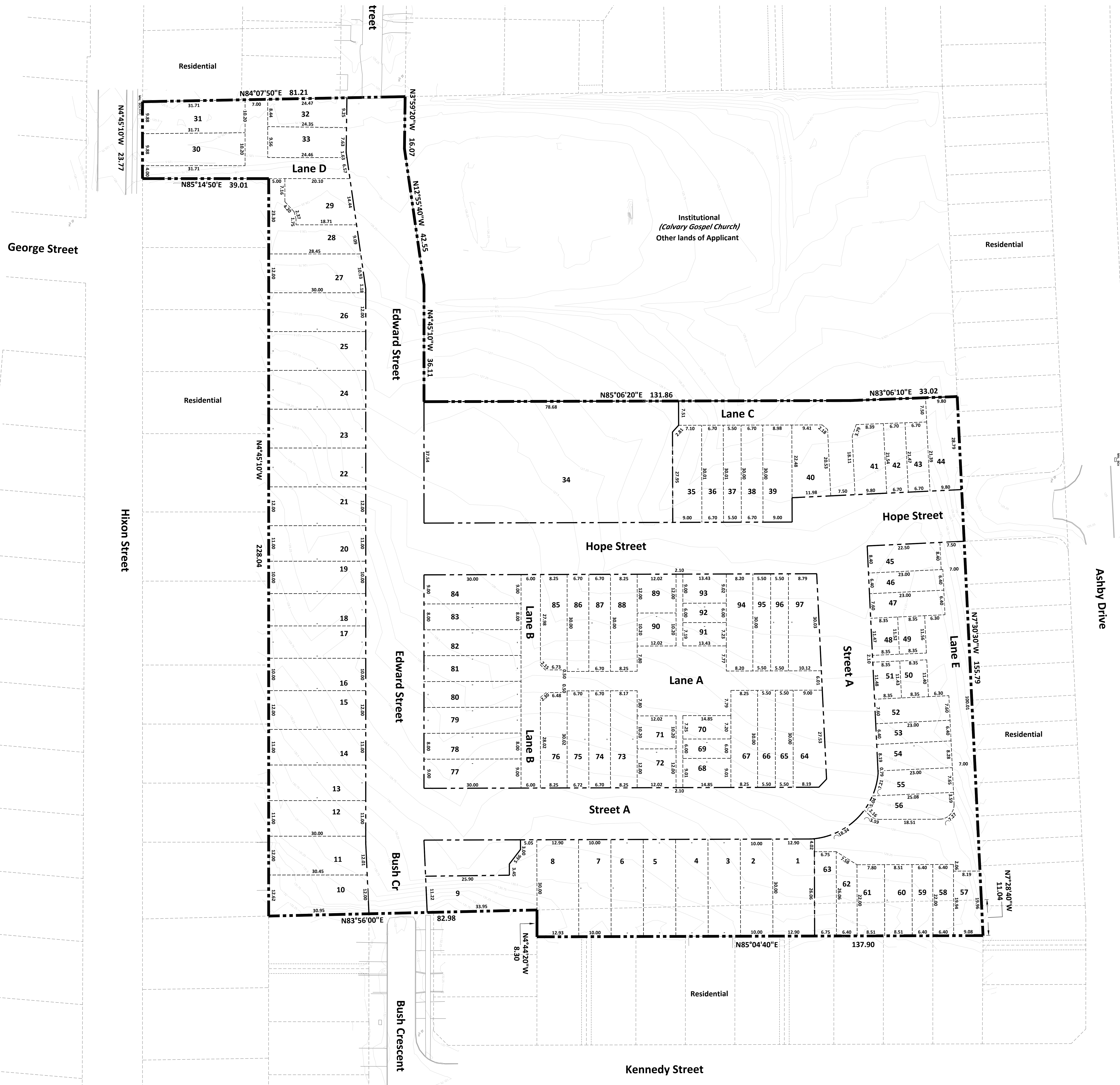
Project: **4129 Hixon Street  
Lincoln, Ontario**

Drawing: **Draft Plan of Subdivision**

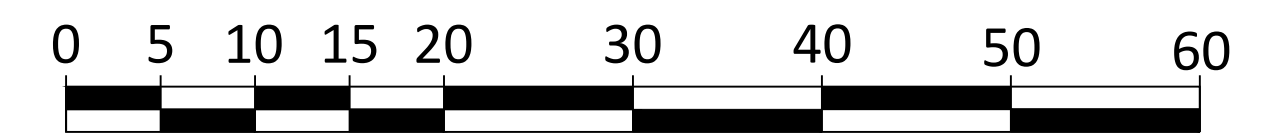
Issue Date: **2023-10-03**

DWG No.: **0292-DPS-1** Rev. No.: **0**

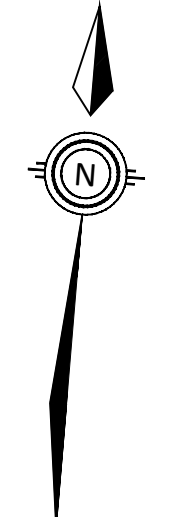
# DRAFT VACANT LAND CONDOMINIUM PLAN



Key Map: Not to Scale



SCALE = 1:400



**Legal Description**  
Part of Lot 16, Concession 4, Geographic Township of Clinton, now Town of Lincoln, and Block 67 on Plan 30M-323

**Requirements Of Section 51(17) of the Planning Act**  
(A) See Plan (B) See Plan (C) See Plan (D) See Plan  
(E) See Plan (F) See Plan (G) See Plan (H) Municipal / Potable  
(I) Silty Clay / Sandy Loam (soft to firm) (J) See Plan  
(K) Full Urban Services (L) See Plan

**Owner's Certificate**  
Being the registered owner, in part, I hereby authorize *Better Neighbourhoods Inc.* to prepare and submit this *Draft Plan of Subdivision* to the Town of Lincoln.  
  
David Dueck, Trustees of Calvary Gospel Church Date  
  
Being the registered owner, in part, I hereby authorize *Better Neighbourhoods Inc.* to prepare and submit this *Draft Plan of Subdivision* to the Town of Lincoln.  
  
Eddie Jurinic, Pine Glen Beamsville Inc. Date  
  
**Surveyor's Certificate**  
I hereby certify that the boundaries of the lands to be subdivided and their relationship to the adjacent lands are accurately and correctly shown on this *Plan*.  
  
Donald G. Chambers, O.L.S. Chambers and Associates Surveying Ltd. Date

Land Use Schedule			
Land Use	Unit	Area(ha)	Area(%)
Single Detached Residential	1, 8-11, 14, 21-27, 40, & 89-90	0.533	17.8 %
Semi-Detached Residential	2-7, 12-13, 15-20, 28-33, 48-51, 55-56, 71-72, & 77-84	0.906	30.3 %
Townhouse Residential	35-39, 41-47, 52-54	0.820	27.4 %
Multi-unit Residential	57-70, 73-76, 85-88, 91-97	0.290	9.7 %
Common Elements	34	0.411	13.7 %
Total (Excludes: - Public ROW & Park)	98	2.99	100%

#	Date	Revisions	Initial
0	2023-04-25	Issued for Original App. Submission	CT
1	2023-**-**	Resubmission of Original App.	CT

**better neighbourhoods**  
DEVELOPMENT CONSULTANTS  
190A Ontario Street, St Catharines, Ontario L2R 5K9 Studio: 905.684.8585 Betterneighbourhoods.ca

Project: **4129 Hixon Street  
Lincoln, Ontario**

Drawing: **Draft Plan of  
Vacant Land Condominium**

Issue Date: **2023-10-03**

DWG No.: **0292-DPVLC-1** Rev. No.: **0**