

Inter-Departmental Memo

To: Kira Dolch, General Manager of Planning, Building and Development

From: Planning, Building and Development

Date: May 22nd, 2024

Re: PLC-2024-001, Request for Removal of Part Lot Control
Block 113, Registered Plan 59M-498, Splendour Subdivision
7391, 7393, 7395, 7397, 7399, 7401 Marvel Drive

Cobas Developments Inc. has requested to pass a by-law to exempt Part Lot Control from Block 113 on Registered Plan 59M-498. Block 113 is proposed to be divided into six parcels (Parts 1 to 6 on Schedule 1) for six on-street townhouse dwellings, which are currently under construction.

The request can be supported based on the following:

- The zoning permits on-street townhouse dwellings at the proposed parcel sizes; and,
- The by-law will permit a deed to be created for each parcel containing a dwelling unit and permit each property to be sold separately.

NT

Attach.

SCHEDULE 1

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	651 528.92	4 770 149.17
ORP (B)	651 538.74	4 769 995.07
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 154.43 (GROUND), N03°38'45"W		

NOTES

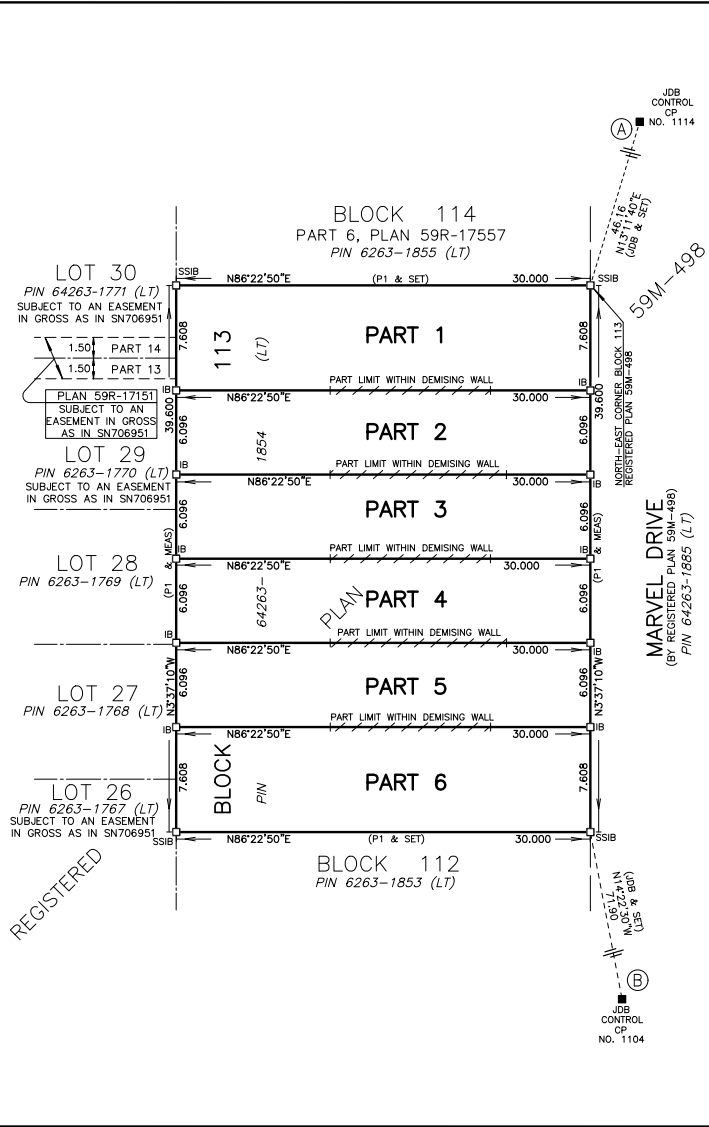
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999870

ALL SET SSB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

CADASTRAL POINTS HAVE BEEN RE-ESTABLISHED USING BEST AVAILABLE EVIDENCE, INCLUDING FOUND SURVEY EVIDENCE AND A CONTROL NETWORK COMPLETED BY J.D. BARNES LIMITED (JOB No. 17-16-753-00) AT THE TIME OF SUBDIVISION REGISTRATION.



LEGEND	
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
MEAS	DENOTES MEASURED
JDB	DENOTES J.D. BARNES LIMITED
P1	DENOTES REGISTERED PLAN 59M-498
CP	DENOTES CONCRETE PIN



SCHEDULE				
PART	BLOCK	PLAN	PIN	AREA
1	ALL OF 113	59M-498	ALL OF 64263-1854 (LT)	228.2 sq.m
2				182.9 sq.m
3				182.9 sq.m
4				182.9 sq.m
5				182.9 sq.m
6				228.2 sq.m

PLAN 59R-17863

Received and deposited

October 26th, 2023

Silva Pranter

Representative for the
Land Registrar for the
Land Titles Division of
Niagara South (No.59)

PLAN OF SURVEY OF
BLOCK 113
REGISTERED PLAN 59M-498
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 250

THE INTENDED PLOT SIZE OF THIS PLAN IS 610mm IN WIDTH BY 356mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

J. D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON SEPTEMBER 18, 2023

OCTOBER 16, 2023
DATE

ANDREW HANKSPEKER
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-57574

J.D. BARNES LIMITED

LAND INFORMATION SPECIALISTS

4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

DRAWN BY: TS	CHECKED BY: AH	REFERENCE NO.: 17-16-753-04
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FILE: G:\2017\17-16-753\Layout\Drawing\R-PLAN\17-16-753-04 BLOCK 113 A-F.dwg
PLOT DATE: 10/18/2023 10:29 AM