

BLOCK 1
 PROPOSED OPEN SPACE
 (BROW PARK TRAIL)
 AREA: 6,426.54m² (0.64 HA)

BLOCK 2
 MULTI - RESIDENTIAL
 271 UNITS (88.74 UNITS PER HA)
 AREA: 30,541.41m² (3.05 HA)

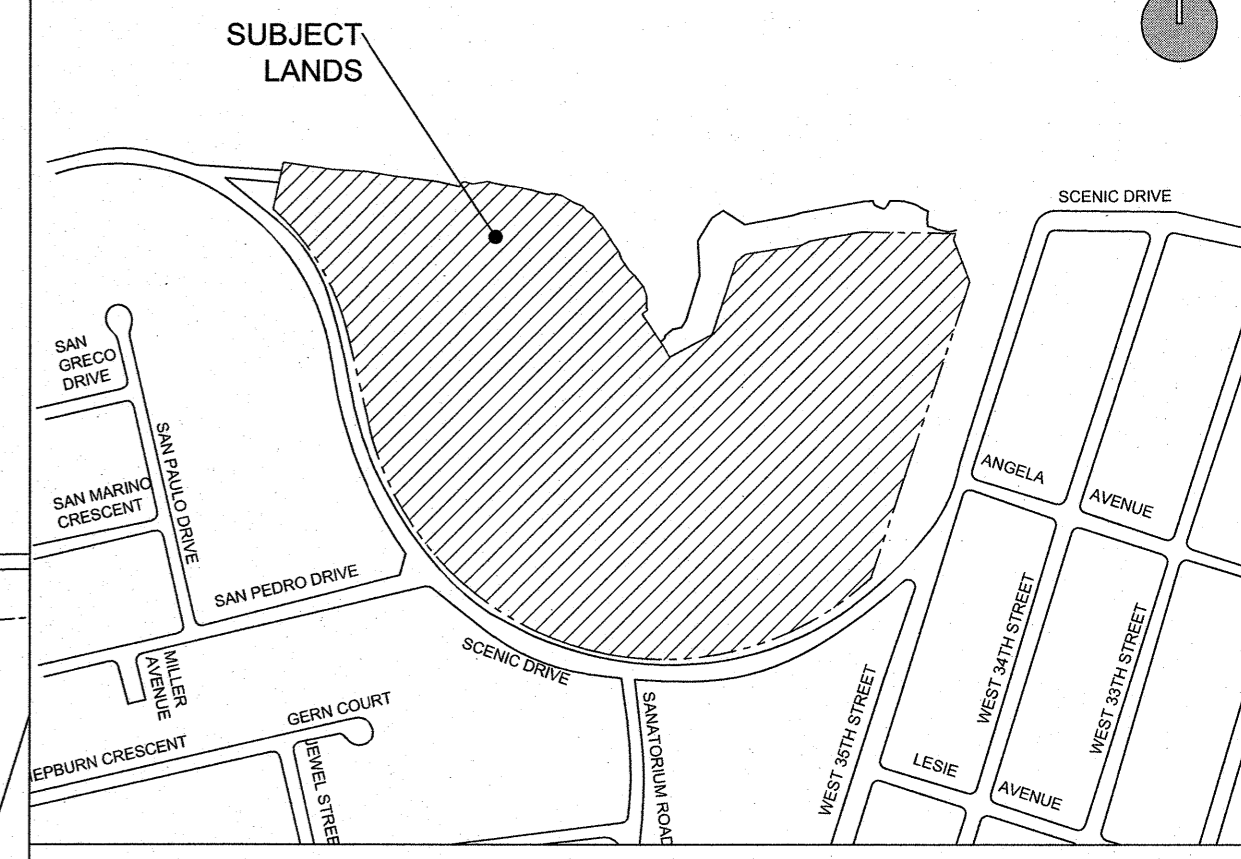
BLOCK 3
 STORMWATER
 MANAGEMENT BLOCK
 AREA: 3,228.57m²
 (0.32 HA)

BLOCK 4
 OPEN SPACE
 AREA: 10,909.41m² (1.09 HA)

BLOCK 5
 MULTI - RESIDENTIAL
 370 UNITS (128.86 UNITS PER HA)
 AREA: 28,714.56m² (2.87 HA)

BLOCK 7
 ROAD WIDENING
 AREA: 2,222.48m² (0.22 HA)

BLOCK 6
 WOODLOT / ESA
 AREA: 25,338.36m² (2.53 HA)



KEY MAP SCALE 1:5000

REVISED DRAFT PLAN OF
 "THE BROWLANDS"
 BEING A PROPOSED SUBDIVISION OF PARCEL "A", MOUNTAIN VIEW HEIGHTS
 - REGISTERED PLAN NO. 699

PART OF LOT SANATORIUM ROAD
 ESTABLISHED BY BY-LAW 66-244 REG'D AS INST.25862 AB
PART OF LOT SANATORIUM ROAD
 ESTABLISHED ACCORDING TO REGISTERED PLAN NO. 575 AS MOUNTAIN
 VIEW BOULEVARD NAME CHANGED BY BY-LAW 871-1
 956, REG'D AS INST.1805 BY-LAW AND
PART OF LOT 57, CONCESSION 2
 GEOGRAPHIC TOWNSHIP OF ANCASTER
 CITY OF HAMILTON

SCALE 1:750

METRIC
 ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO
 FEET BY DIVIDING BY 0.3048

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 SUB SECTION 17 OF THE PLANNING ACT,
 R.S.O. 1990, C.P. 13

- | | |
|----------------------------|---|
| (A) AS SHOWN ON DRAFT PLAN | AVAILABLE |
| (B) AS SHOWN ON DRAFT PLAN | (I) TO BE CONFIRMED |
| (C) AS SHOWN ON DRAFT PLAN | (J) ALL SHOWN ON DRAFT PLAN |
| (D) SEE LAND USE SCHEDULE | (K) ALL MUNICIPAL SERVICES TO BE PROVIDED |
| (E) AS SHOWN ON DRAFT PLAN | (L) NONE |
| (F) AS SHOWN ON DRAFT PLAN | |
| (G) AS SHOWN ON DRAFT PLAN | |
| (H) MUNICIPAL PIPED WATER | |

LAND USE SCHEDULE	LAND USE	AREA
BLOCK 1	PROPOSED OPEN SPACE (BROW PARK TRAIL)	0.64 ha
BLOCK 2	MULTI-RESIDENTIAL	3.05 ha
BLOCK 3	SWM BLOCK	0.32 ha
BLOCK 4	OPEN SPACE (FLOOD LANDS PARK)	1.09 ha
BLOCK 5	MULTI-RESIDENTIAL	2.87 ha
BLOCK 6	WOODLOT/ESA	2.53 ha
BLOCK 7	ROAD WIDENING	0.22 ha
TOTAL		10.73 ha

NOTES:
 FOR DISCUSSION AND FORMAL CONSULTATION PURPOSES ONLY.

OWNER'S AUTHORIZATION

I AUTHORIZE URBANSOLUTIONS PLANNING AND LAND DEVELOPMENT CONSULTANTS INC. (URBANSOLUTIONS) TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF HAMILTON FOR APPROVAL.

VALERY (CHEDOKE BROWLANDS) DEVELOPMENTS INC. OWNER	DATE _____
FRED EISENBERGER, MAYOR, CITY OF HAMILTON OWNER	DATE _____
ANDREA HOLLAND, CITY CLERK, CITY OF HAMILTON OWNER	DATE _____

SURVEYOR'S CERTIFICATE

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

[Signature] MAY 11, 2022
 DAN MCLAREN
 ONTARIO LAND SURVEYOR

No.	DATE	LD BY	AS PER UPDATED CONCEPT DESCRIPTION
1	2022-04-18	LD BY	AS PER UPDATED CONCEPT DESCRIPTION

3 STUDEBAKER PLACE, UNIT 1
 HAMILTON, ON L8L 0C8
 905-546-1087
 URBANSOLUTIONS.INFO

