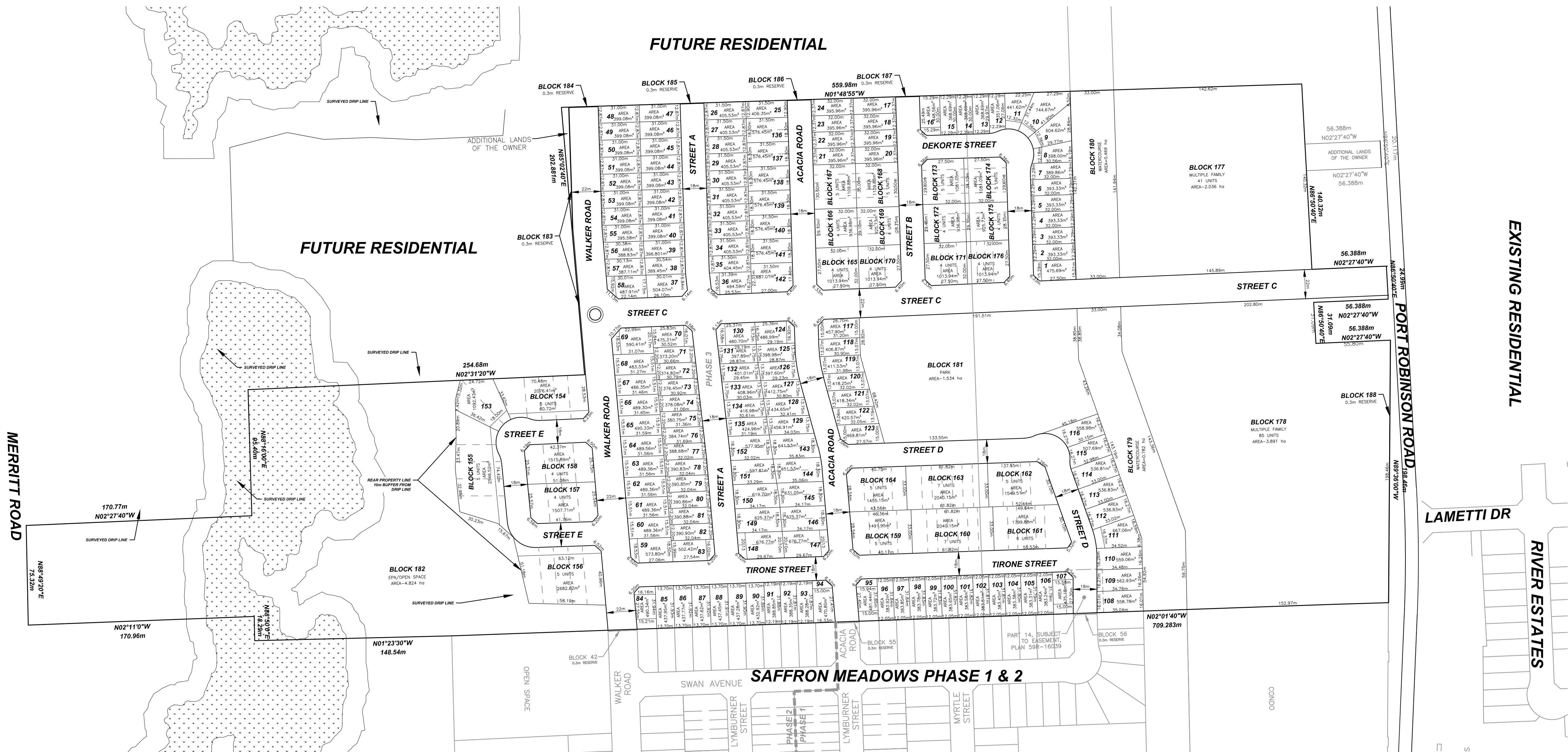


SAFFRON MEADOWS PHASE 3

PELHAM



DENSITY CALCULATIONS:

TOTAL REQUIRED DENSITY IS 43 PEOPLE PER GROSS HECTARE.

SINGLES = 3.2 PEOPLE
STREET TOWNS = 2.5 PEOPLE
BLOCK TOWNS = 2.0 PEOPLE

TOTAL AREA IN ha (EXCLUDING WATERCOURSE, OPEN SPACE)

= 23.230 ha

TOTAL AREA IN Ha = 23.230 ha

TOTAL NUMBER OF PEOPLE REQUIRED = 998.89 PEOPLE

PROPOSED:

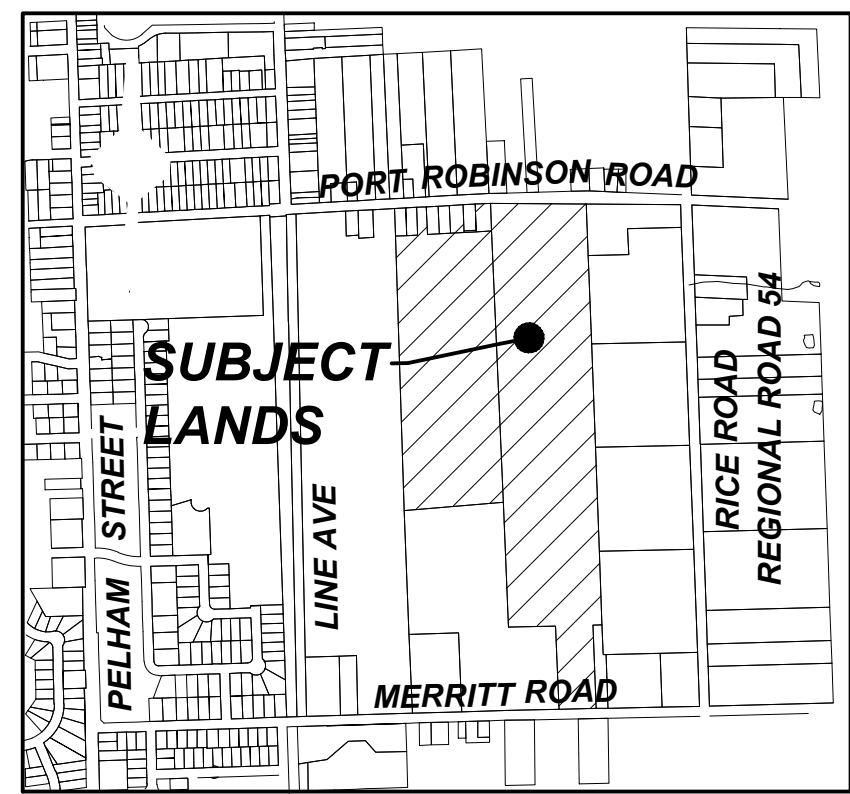
SINGLES = 3.2 PEOPLE X 135 UNITS = 432 PEOPLE
SEMI FAMILY = 2.5 PEOPLE X 36 UNITS = 90 PEOPLE
STREET TOWNS = 2.5 PEOPLE X 110 UNITS = 275 PEOPLE
BLOCK TOWNS = 2.0 PEOPLE X 126 UNITS = 252 PEOPLE

SUB TOTAL = 1049 PEOPLE

LIVE/WORK/EMPLOYMENT = 407 UNITS X 10% = 40.7 JOBS

TOTAL = 1089.7 PERSONS AND JOBS

NO. OF PEOPLE/TOTAL AREA (ha) = 1089.7/23.230 ha = 46.909 PERSONS & JOBS PER HECTARE



KEY PLAN

N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 171 & 172
GEOGRAPHIC TOWNSHIP OF THOROLD
NOW IN THE TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY
AUTHORIZE UPPER CANADA CONSULTANTS TO
PREPARE AND SUBMIT THIS DRAFT PLAN OF
SUBDIVISION TO THE TOWN OF PELHAM
FOR APPROVAL.

Richard Dekorte April 12, 2018
RICHARD DEKORTE, HERT INC. DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF
THE LANDS TO BE SUBDIVIDED ARE
CORRECTLY SHOWN.

William R. Mascoe JANUARY 31, 2018
KIRKUP-MASCOE-URE SURVEYING LTD. DATE

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- a) SEE PLAN e) SEE PLAN i) SILTY SAND
b) SEE PLAN f) SEE PLAN j) SEE PLAN
c) SEE PLAN g) SEE PLAN k) FULL SERVICE
d) SEE PLAN h) MUNICIPAL WATER l) SEE PLAN

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-135	135	5.823	19.87
SEMI FAMILY RESIDENTIAL	BLOCK 136-153	36	1.164	3.97
STREET TOWNS RESIDENTIAL	BLOCK 154-176	110	3.286	11.21
MULTIPLE FAMILY RESIDENTIAL	BLOCK 177-178	126	5.927	20.22
WATERCOURSE	BLOCK 179-180		1.251	4.26
PARK	BLOCK 181		1.534	5.23
EPA/OPEN SPACE	BLOCK 182		4.824	16.46
0.3m RESERVE	BLOCK 183-188		0.019	0.06
ROADWAY			5.477	18.72
TOTAL	188	407	29.305	100.00

DEVELOPABLE AREA = 23.230ha (EXCLUDES WATERCOURSE & EPA)
DEVELOPABLE DENSITY = 17.520 units/ha

0	ISSUED FOR REVIEW	2018-08-29	TA
#	REVISION	DATE	INIT

**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

261 Martindale Road
Unit #1
St. Catharines, ON
L2W 1A1
Phone: (905) 688-9400
Fax: (905) 688-5274

DRAWING TITLE

**PRELIMINARY
DRAFT PLAN OF
SUBDIVISION**

DRAFTING TA

DATE AUGUST 29, 2018

PRINTED JUNE 21, 2019

SCALE 1:1750

DWG No. 1541-DP REV 0