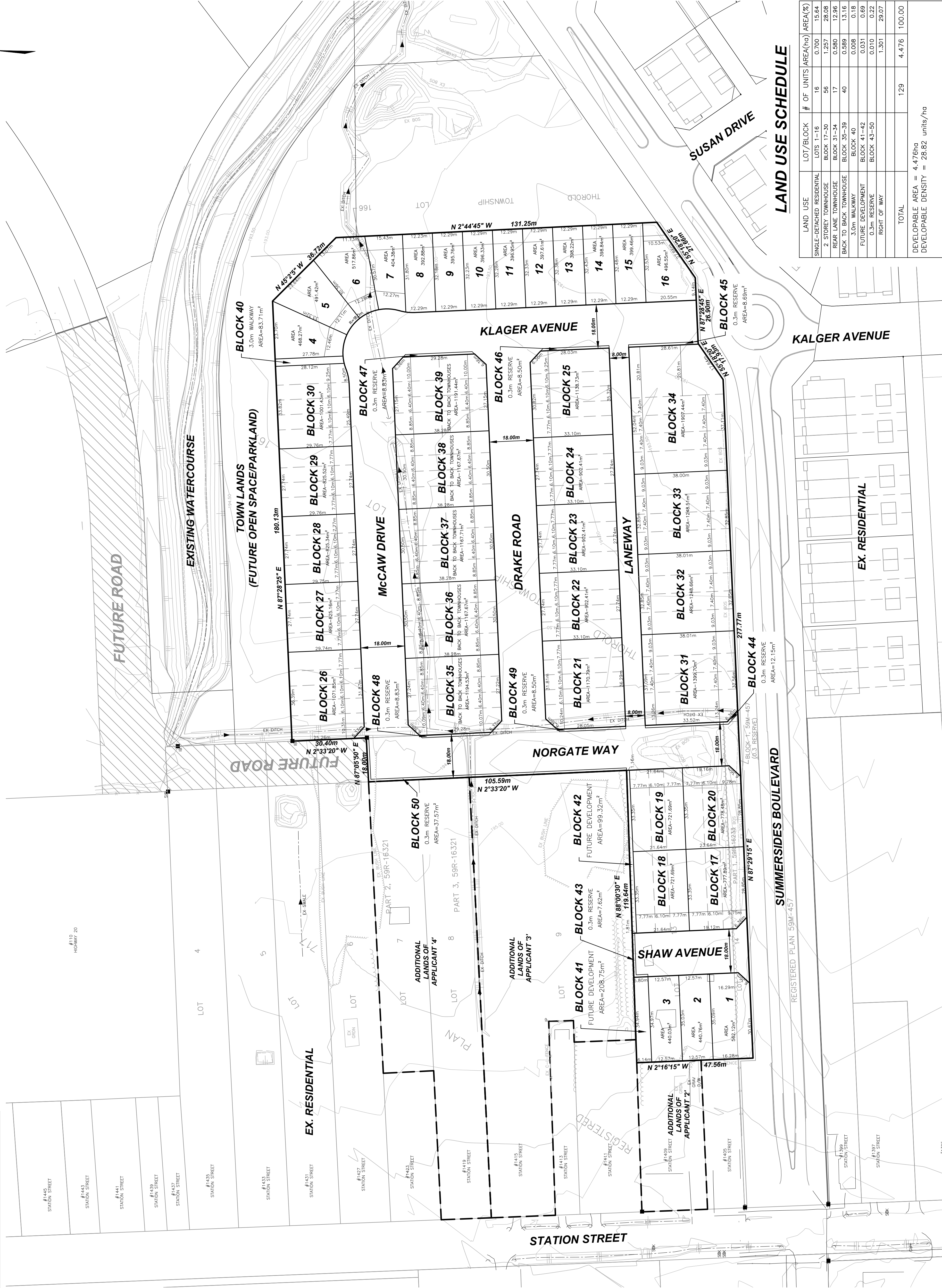
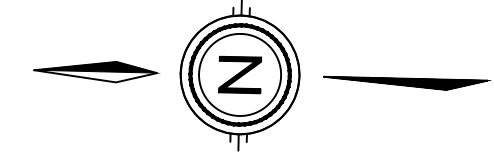


LEGAL DESCRIPTION

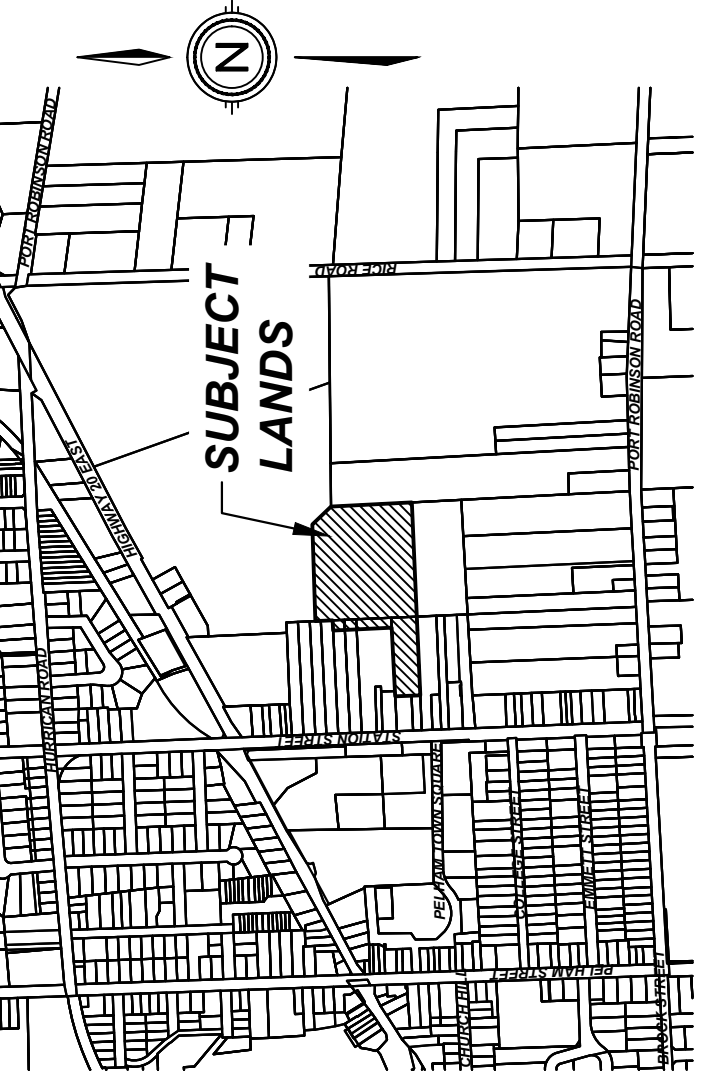
PART OF LOTS 3, 8, 9, 13 & 14,
REGISTERED PLAN 1717
PART OF THOROLD TOWNSHIP
LOTS 166 & 167
GEOGRAPHIC TOWNSHIP OF THOROLD
IN THE
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA

PARK PLACE SOUTH
TOWN OF PELHAM



LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE-DETACHED RESIDENTIAL	LOTS 1-16	16	0.700	15.64
2 STOREY TOWNHOUSE	BLOCK 17-30	56	1.257	28.08
REAR LANE TOWNHOUSE	BLOCK 31-34	17	0.960	12.96
BACK TO BACK TOWNHOUSE	BLOCK 35-39	40	0.589	13.16
3.0m WALKWAY	BLOCK 40		0.008	0.18
FUTURE DEVELOPMENT	BLOCK 41-42		0.031	0.69
0.3m RESERVE	BLOCK 43-50		0.010	0.22
RIGHT OF WAY			1.301	29.07
TOTAL		129	4.476	100.00
DEVELOPABLE AREA =	4.476ha			
DEVELOPABLE DENSITY =	28.82 units/ha			



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

OWNER'S CERTIFICATE

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

MOUNTAINVIEW HOMES (NIAGARA) LTD. (APPLICANT '1') DATE
JUNE 17, 2020

MICHAEL DEFazio (APPLICANT '2') DATE
AUGUST 10, 2020

FRANK DEFazio (APPLICANT '2') DATE
AUGUST 10, 2020

FRANCESCO GROTTOLO (APPLICANT '2') DATE
AUGUST 10, 2020

ALEXANDER MACKAY (APPLICANT '3') DATE
AUGUST 10, 2020

BERYL GEORGIEV (APPLICANT '3') DATE
AUGUST 10, 2020

ROBIN BURNS KAISER (APPLICANT '4') DATE
AUGUST 10, 2020

VICTORIA BALD (APPLICANT '4') DATE
AUGUST 10, 2020

SURVEYOR'S CERTIFICATE

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

J.D. BARNES LIMITED
20-16-044-01
DATE
Dec. 17, 2020

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) SEE PLAN
i) SILTY SAND
j) SEE PLAN
k) FULL SERVICE
l) SEE PLAN

#	ISSUED FOR APPROVAL	REVISION	DATE	M.K.	INIT
0			2020-12-17		



UPPER CANADA
CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE

DRAFT PLAN OF
SUBDIVISION

DRAFTING M.K.

DATE JANUARY 13, 2020

PRINTED FEBRUARY 26, 2021

SCALE 1:750

DWG No. REV

1890-DP 0