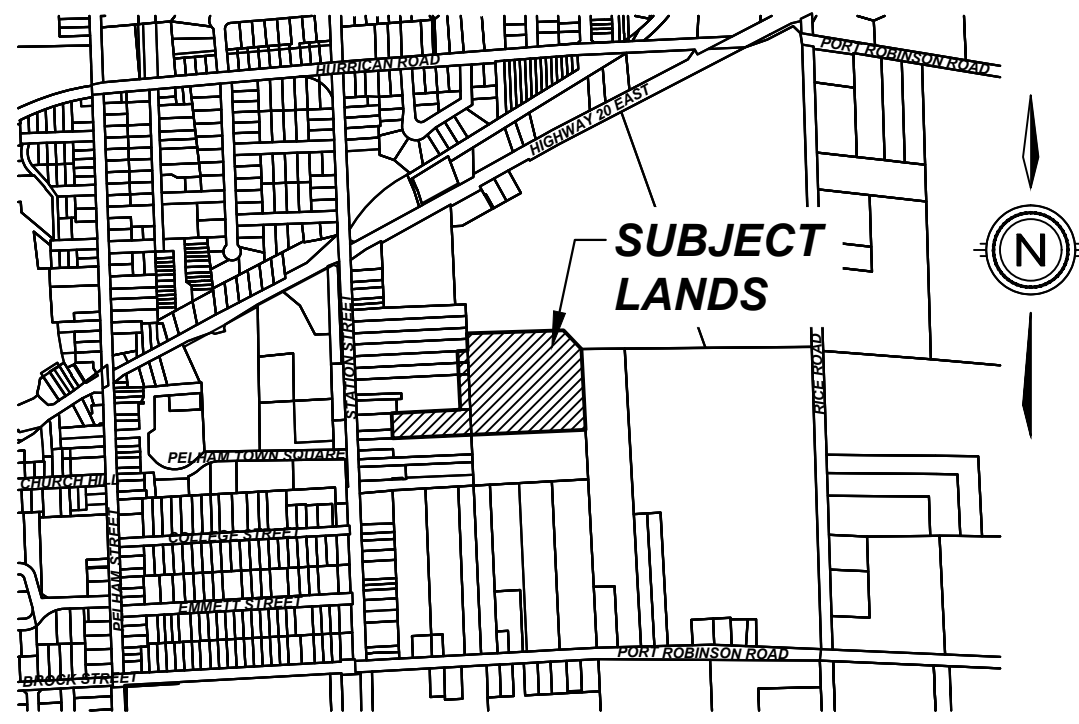
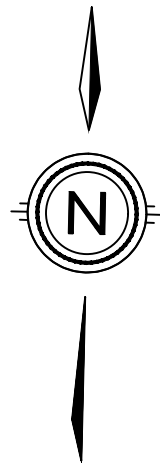


LEGAL DESCRIPTION

PART OF LOTS 7, 8, 9, 13 & 14,
REGISTERED PLAN 717
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



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 THIS DRAFT PLAN OF
SUBDIVISION TO THE TOWN OF PELHAM
FOR APPROVAL.

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

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

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

AUGUST 10, 2020
FRANCESCO GROTTOLA (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 BAUD (APPLICANT '4') DATE

SURVEYOR'S CERTIFICATE

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

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

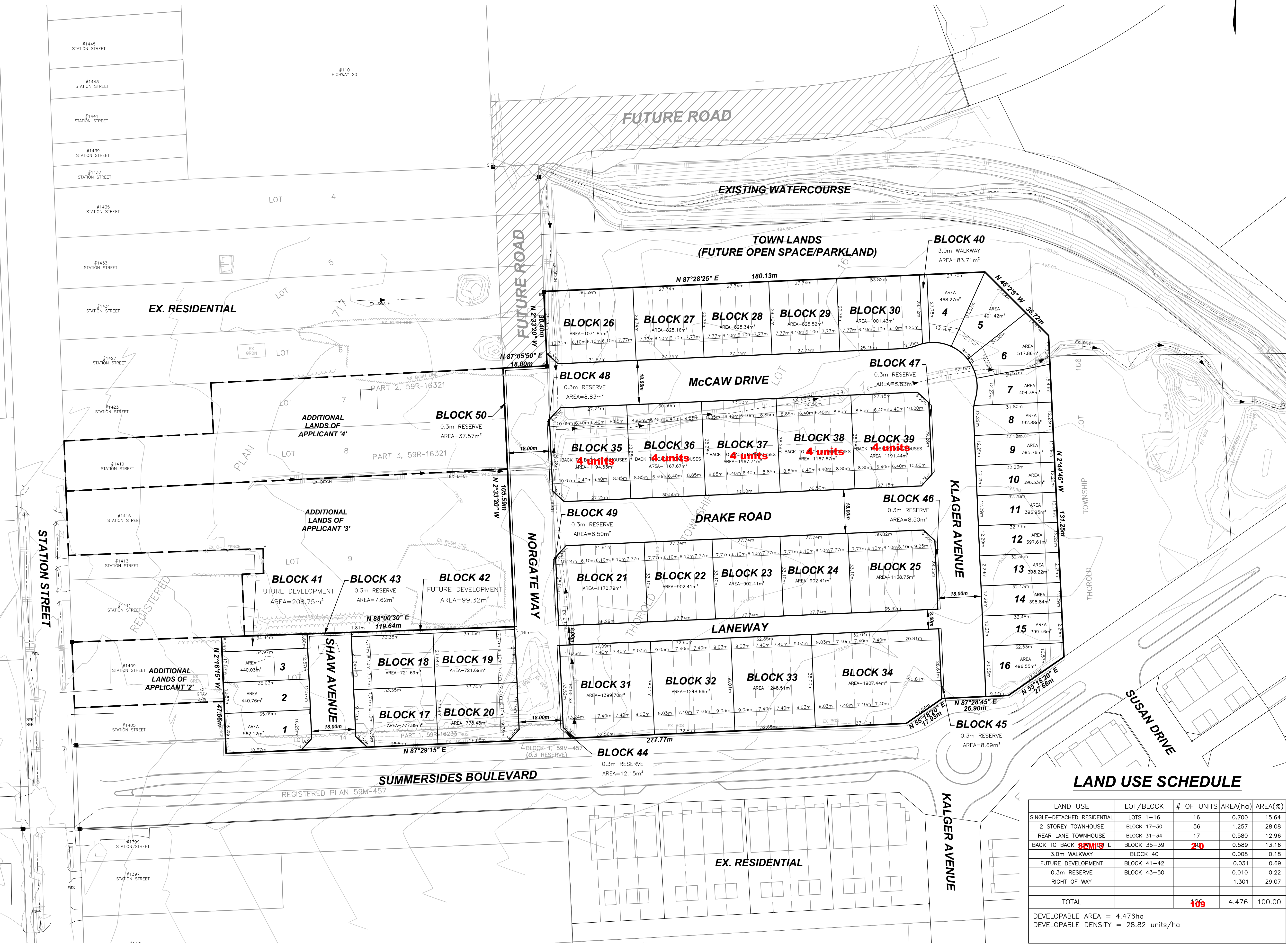
REQUIREMENTS OF SECTION 51(17)
OF THE PLANNING ACT

- 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

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



DRAWING TITLE	DRAFTING	M.K.
DRAFT PLAN OF SUBDIVISION	DATE	JANUARY 13, 2020
	PRINTED	FEBRUARY 26, 2021
	SCALE	1:750
	DWG No.	REV
1890-DP	0	



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	0.580	12.96
BACK TO BACK SEMI'S C	BLOCK 35-39	20	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		109	4.476	100.00
DEVELOPABLE AREA = 4.476ha				
DEVELOPABLE DENSITY = 28.82 units/ha				