

- PLANNING ACT**
- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, OF ONTARIO RSO 1990
- a) SEE PLAN

b) SEE PLAN

c) SEE PLAN

d) LAND USE RES OF ADJOINING : NORTH-RESIDENTIAL, SOUTH-RESIDENTIAL, WEST-RESIDENTIAL, EAST-RESIDENTIAL

e) SEE PLAN

f) SEE PLAN

g) SEE PLAN

h) SEE PLAN

i) LAND USE RES OF ADJOINING : MUNICIPAL WATERMAIN, STORM AND SANITARY SEWERS ARE AVAILABLE IN THE LAMETTI DRIVE ROAD ALLOWANCE. SEE FUNCTIONAL SERVICING PLAN.

j) NONE

LEGAL DESCRIPTION

PART OF THOROLD TOWNSHIP, LOT 166
PART 2 OF PLAN 59R-13156 &
TOWN OF PELHAM
REGIONAL MUNICIPALITY OF NIAGARA

METRIC NOTE

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

LAND USE SCHEDULE	
DESCRIPTION	AREA (m²)
TOTAL SITE AREA	1,808.19 m² (0.18 ha)
BUILDING AREA	100.00
7 TOWNHOUSE UNITS	738.83 m² (0.076 ha)
DRIVEWAY	157.00 m² (0.016 ha)
PARKING SPACES = 14	8.69
LANDSCAPE AREA	892.94 m² (0.089 ha)
	49.35

SURVEYOR'S CERTIFICATE

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

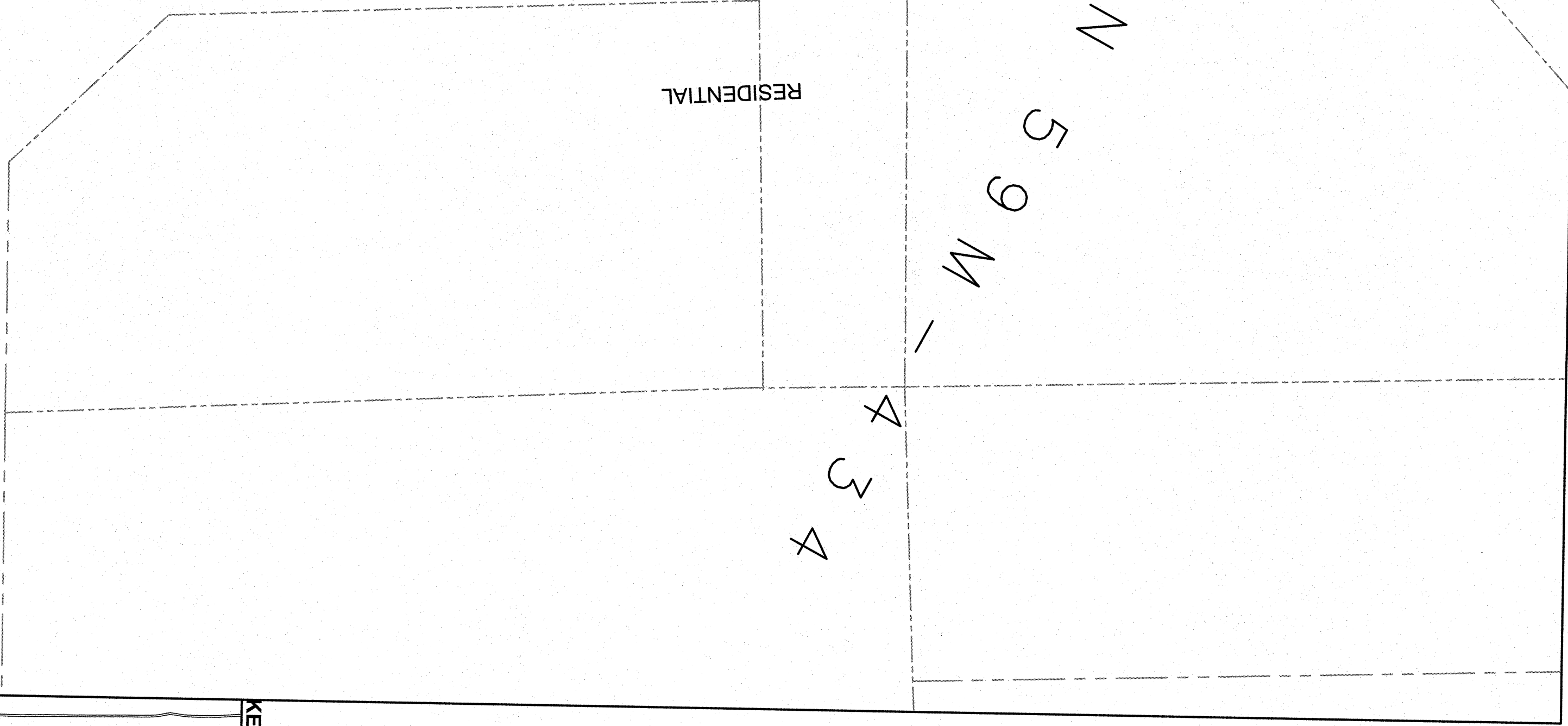
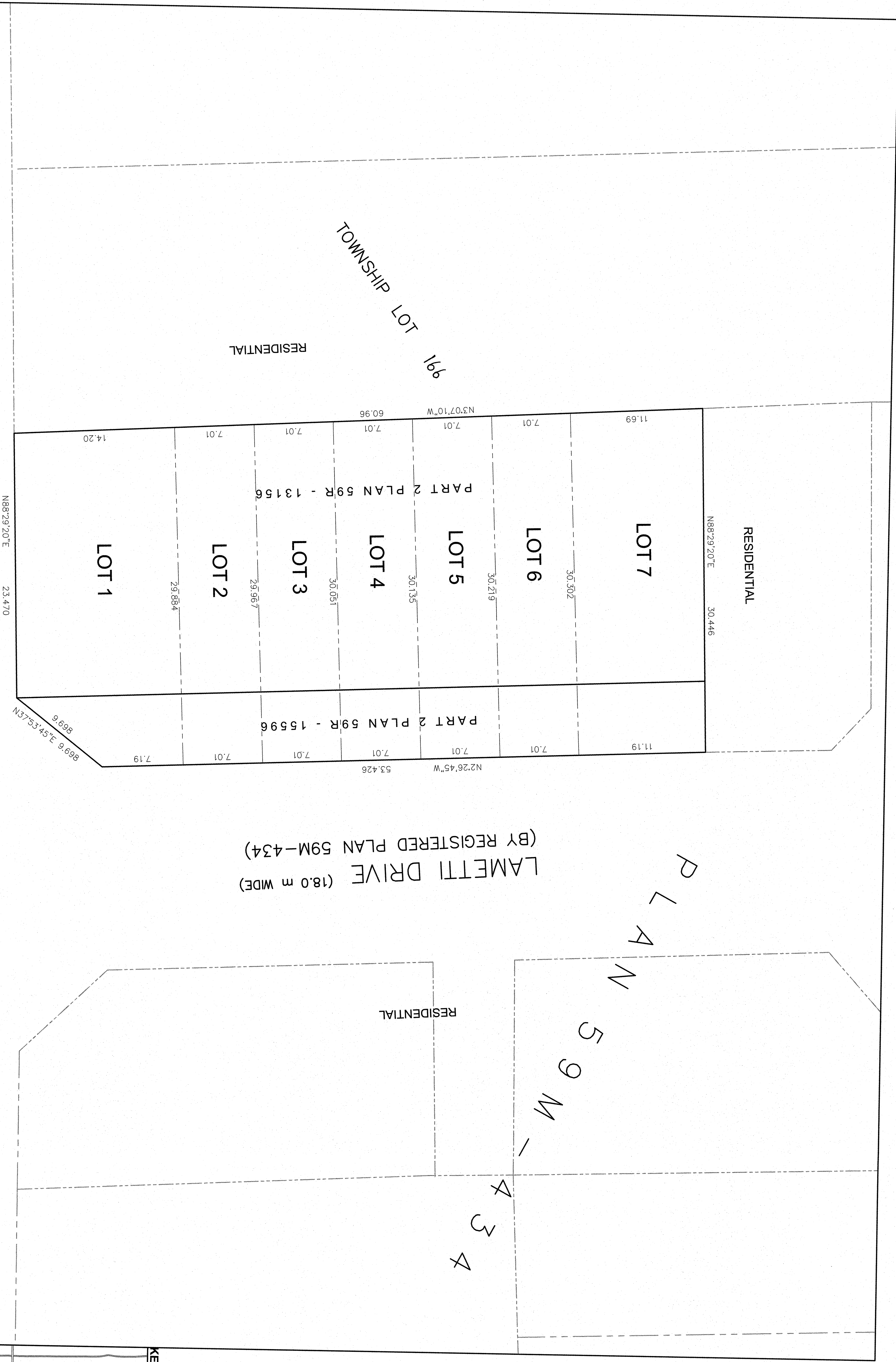
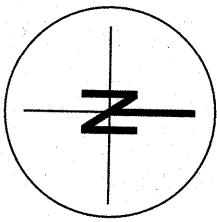
Feb 9 2021
DATE
ALAN J. HEYWOOD

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE QUARTEK GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF PELHAM FOR APPROVAL.

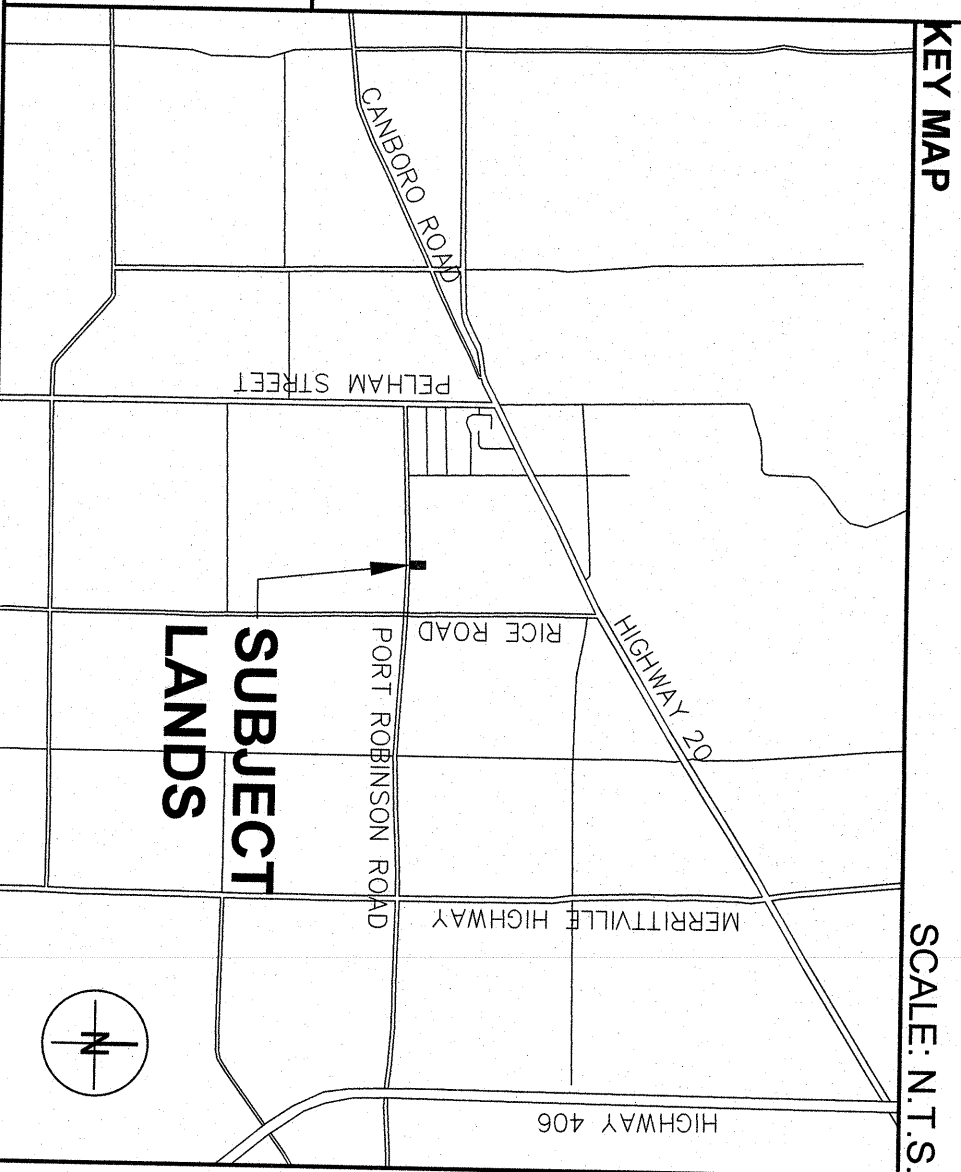
DATE: Feb 10 2021
DATE: Feb 10 2021

ZORAN TOMASEVIC
KRISTINA SABA BRAVO
2282344 ONTARIO INC.
HARBOR HILLS CONSTRUCTION
MANAGEMENT



LEGEND

--- SITE BOUNDARY
--- PROPOSED LOT LINE
--- EXISTING PROPERTY LINE



B. DRAFT PLAN SUBMISSION 05 FEB 2021 NS
A. DRAFT PLAN SUBMISSION 10 SEPT 2018 JR
Issue
Issued by
Date
Scale

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.
Drawings must be sealed by the Architect and / or Engineer prior to the submission of the plan to the Town of Pelham for approval. All drawings are subject to the approval of the Town of Pelham. All drawings are subject to the approval of the Town of Pelham. All drawings are subject to the approval of the Town of Pelham.

Quartek
Architects • Planners
Engineers • Project Managers
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St. Catharines, ON L2R 3M3
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Project file
155 PORT ROBINSON ROAD
TOWN OF PELHAM

Drafting title
DRAFT PLAN

drawn by	designed by
JR	SS
scale	date
1:150	05 Feb 2021
job number	status
18028	B
drawing number	
18028-DP	