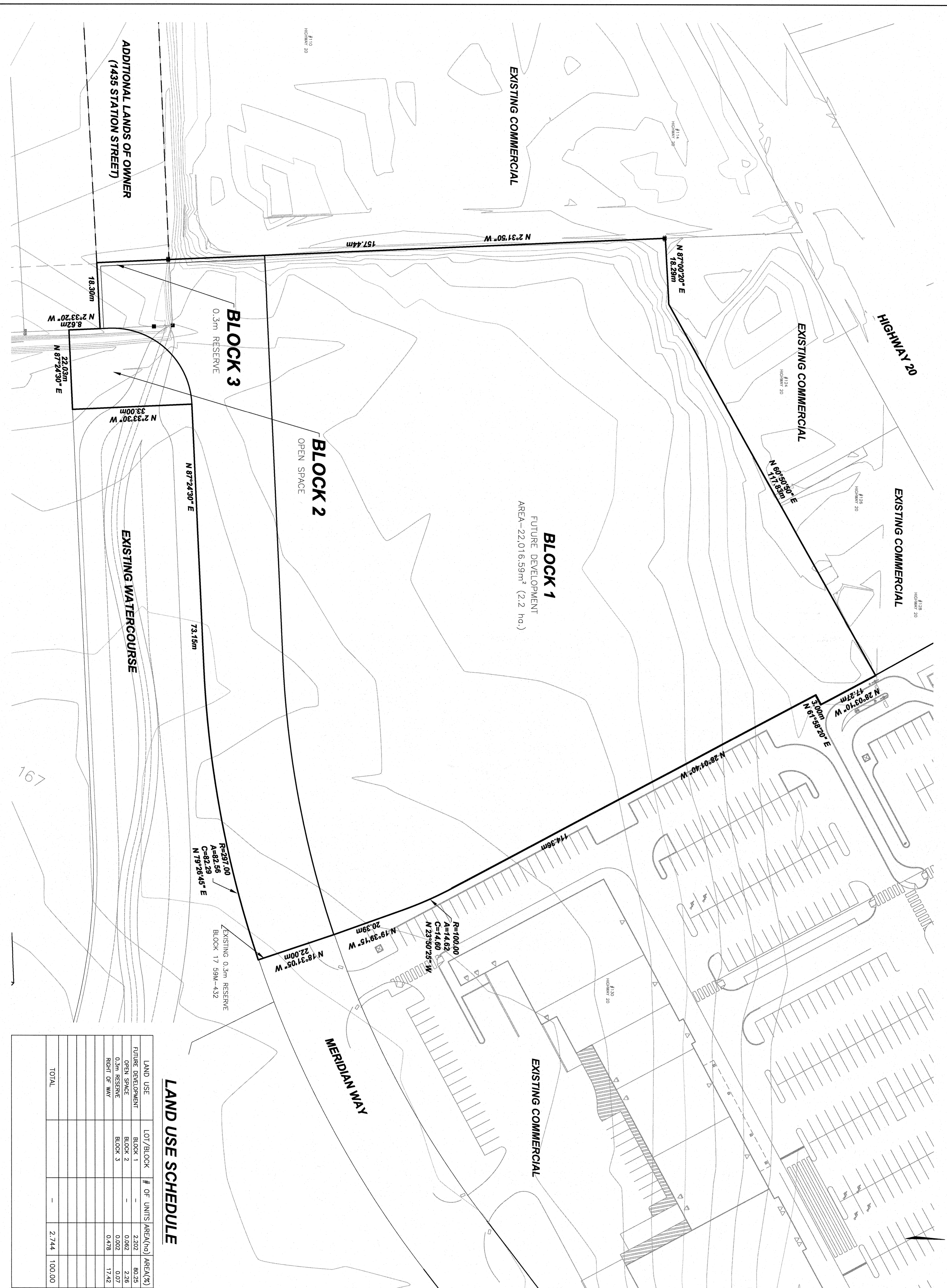


PARK PLACE NORTH

TOWN OF PELHAM



DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 3 & 4, REGISTERED PLAN 717
 PART OF THOROLD TOWNSHIP LOT 167
 GEOGRAPHIC TOWNSHIP OF THOROLD
 NOW ALL 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.

MOUNTAINVIEW HOMES (NIAGARA) LTD.
 APRIL 2, 2020

JAMES SZEPILAKI (1435 STATION STREET)
 NOVEMBER 10, 2020

SHARI SZEPILAKI (1435 STATION STREET)
 NOVEMBER 10, 2020

SURVEYOR'S CERTIFICATE

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

J.D. BARNES LIMITED
 20-16-044-00
 DATE

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) MUNICIPAL WATER
- i) SILTY SAND
- j) SEE PLAN
- k) FULL SERVICE
- l) SEE PLAN

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(m ²)	AREA(%)
FUTURE DEVELOPMENT	BLOCK 1	-	2,292	80.25
OPEN SPACE	BLOCK 2	-	0.002	2.26
0.3m RESERVE	BLOCK 3	-	0.002	0.07
RIGHT OF WAY	-	-	0.478	17.42
TOTAL	-	-	2,744	100.00



UPPER CANADA CONSULTANTS
 ENGINEERS / PLANNERS

DRAFTING TITLE: M.K.
 DATE: JANUARY 13, 2020
 PRINTED: DECEMBER 14, 2020
 SCALE: 1:500
 DWG No. 1890-DP
 REV 0