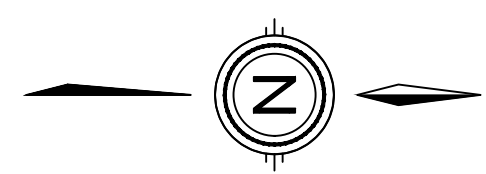


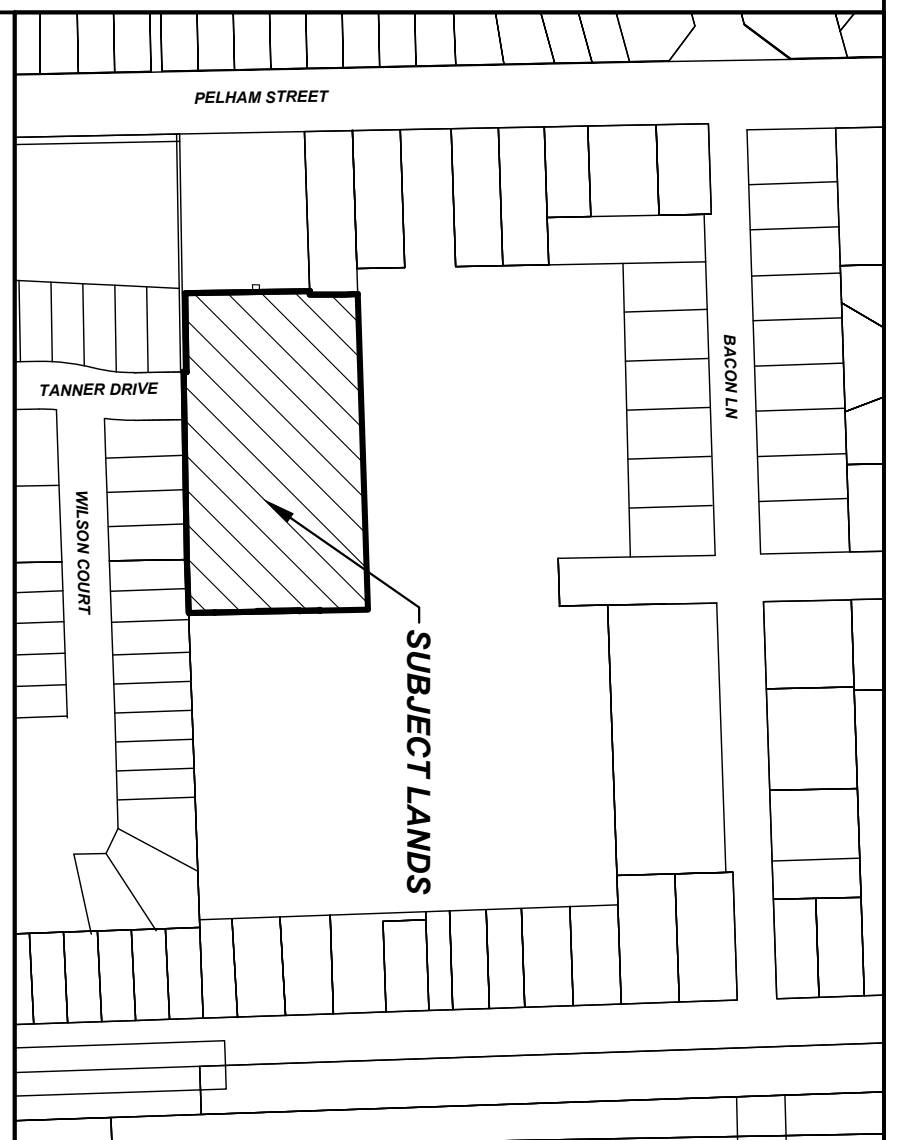
TANNER EXTENSION (1611 SOUTH PELHAM)

TOWN OF PELHAM



STREET TOWNHOUSE BLOCK UNIT AREA

Block	Total Area	Unit A	Unit B	Unit C	Unit D	Unit E	Unit F
Block 12	1385.52m ²	297.09m ²	197.89m ²	197.89m ²	197.89m ²	197.89m ²	296.85m ²
Block 13	977.55m ²	286.85m ²	190.76m ²	188.39m ²	301.55m ²	-	-



DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION
 PART OF LOT 177, GEOGRAPHIC TOWNSHIP OF THOROLD, 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 TOW OF PELHAM FOR APPROVAL.

1970097 Ontario Inc. 2021.09.21
 DATE

851858 Ontario Inc. 2021.09.24
 DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

J.D. BARNES 2021.09.27
 DATE

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

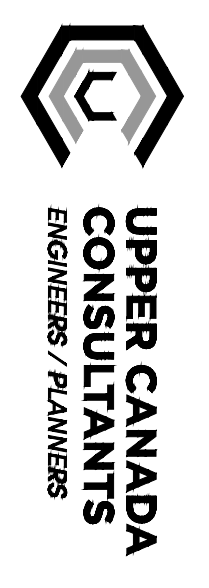
q) SEE PLAN i) SILTY SAND
 b) SEE PLAN j) SEE PLAN
 c) SEE PLAN k) FULL SERVICE
 d) SEE PLAN l) SEE PLAN

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-11	11	0.4108	41
STREET TOWNS	BLOCK 12-12	10	0.2353	24
PARK	BLOCK 14	5	0.0486	5
0.3m RESERVE	BLOCK 15-16	1	0.0011	0.11
ROADWAY			0.2954	30
TOTAL		21	0.9932	100.00

DEVELOPABLE AREA = 0.9921ha
 DEVELOPABLE DENSITY = 21.16units/ha

#	REVISION	DATE	INIT
1	REVISED PER TOWN COMMENTS	2022-04-14	AV
0	ISSUED FOR DRAFT PLAN APPLICATION	2021-12-16	AV



UPPER CANADA CONSULTANTS ENGINEERS / PLANNERS

DRAFTING TITLE: DRAFT PLAN OF SUBDIVISION
 DATE: APRIL 14, 2022
 PRINTED: APRIL 14, 2022
 SCALE: 1:250
 DWG NO.: 17147-DP
 REV: 0