APPENDIX A

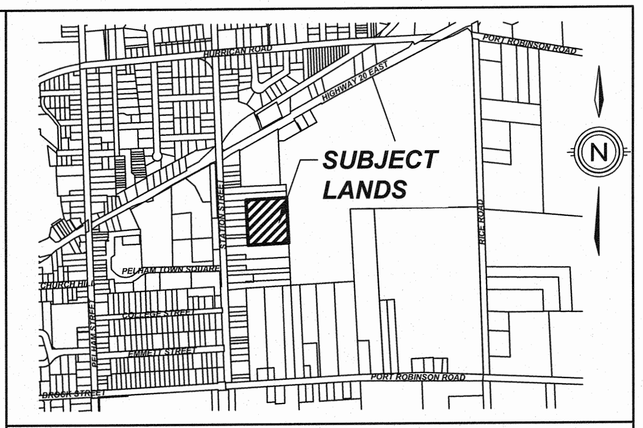
PARK PLACE WEST
TOWN OF PELHAM

SEMI-DETACHED BLOCK UNIT AREA

BLOCK 13 TOTAL AREA = 582.98m² UNIT A – 321.65m² B – 261.37m²	BLOCK 17 TOTAL AREA = 522.7² UNIT A – 261.37m² B – 261.37m²
BLOCK 14 TOTAL AREA = 522.7m² UNIT A – 261.37m² B – 261.37m²	BLOCK 18 TOTAL AREA = 522.7m² UNIT A – 261.37m² B – 261.37m²
BLOCK 15 TOTAL AREA = 522.7m² UNIT A – 261.37m² B – 261.37m²	BLOCK 19 TOTAL AREA = 522.7m² UNIT A – 261.37m² B – 261.37m²
BLOCK 16 TOTAL AREA = 522.7m² UNIT A – 261.37m² B – 261.37m²	BLOCK 20 TOTAL AREA = 466.03m² UNIT A – 261.37m² B – 204.60m²

STREET TOWNHOUSE BLOCK UNIT AREA

BLOCK 21 TOTAL AREA = 870.99m² A – 270.05m² B – 203.30m² C – 203.30m² D – 206.40m²	BLOCK 24 TOTAL AREA = 720.30m² UNIT A – 246.79m² B – 203.46m² C – 270.05m²
BLOCK 22 TOTAL AREA = 923.36m² UNIT A – 246.70m² B – 203.30m² C – 203.30m² D – 270.05m²	BLOCK 25 TOTAL AREA = 749.19m² UNIT A – 296.02m² B – 203.38m² C – 246.79m²
BLOCK 23 TOTAL AREA = 923.36m² UNIT A – 270.05m² B – 203.29m² C – 203.30m² D – 246.70m²	



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOTS 5, 6, 7, 8, 9, AND 11, PLAN NO. 717, 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.

FEBRUARY 9, 2022
MOUNTAINVIEW HOMES (NIAGARA) LTD. — DATE

SURVEYOR'S CERTIFICATE

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

March 3, 2022
DASHA PAGE, OLS — DATE
J.D. BARNES LIMITED

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE–DETACHED RESIDENTIAL	LOTS 1–12	12	0.4974	27
SEMIS	BLOCK 13–20	16	0.4185	23
TOWNS	BLOCK 21–25	18	0.4196	23
R.O.W			0.4595	25
ADDITIONAL LANDS OF APPLICANT			0.0218	2
TOTAL		46	1.8168	100.00

DEVELOPABLE AREA = 1.8168ha
DEVELOPABLE DENSITY = 25.31 units/ha

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

#	REVISION	DATE	INIT
.	.	.	.
.	.	.	.
0	ISSUED FOR REVIEW	2022–03–03	AV

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE
DRAFT PLAN OF SUBDIVISION

DRAFTING	M.K./A.V
DATE	MARCH 3, 2022
PRINTED	MARCH 3, 2022
SCALE	1:400
DWG No.	REV
1890-DP	**0**

DRAWING FILE: C:\Users\alyssa\appdata\local\temp\AcPublish_19404\2096_Park Place West_DP_2022.01.27_AV.dwg PLOTTED: Mar 03, 2022 – 1:10pm PLOTTED BY: alyssa