

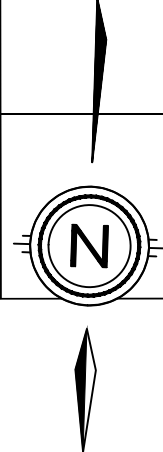
KUNDA PARK
PELHAM

JOHN STREET

STELLA STREET

VERA STREET

STELLA STREET



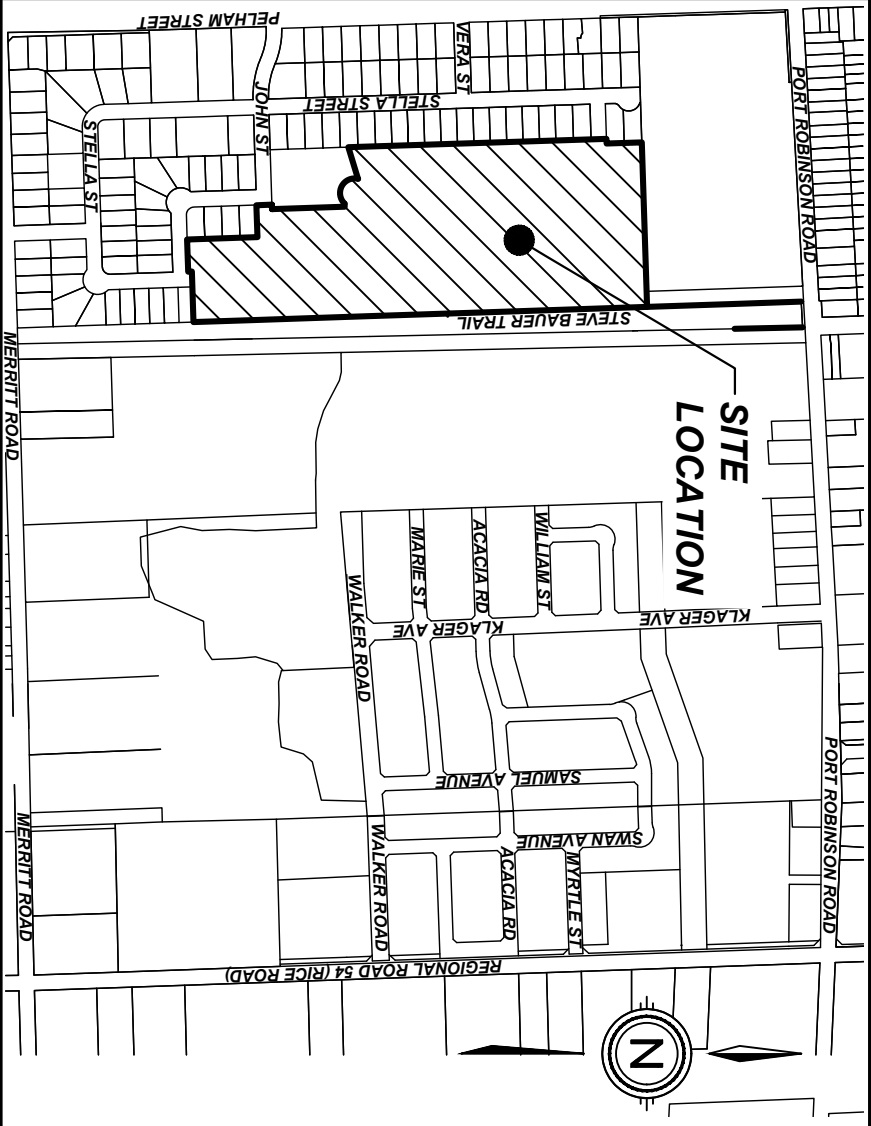
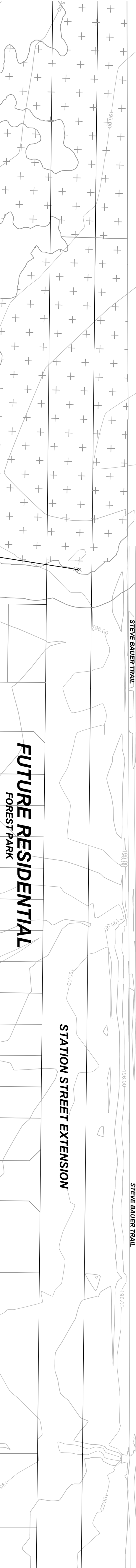
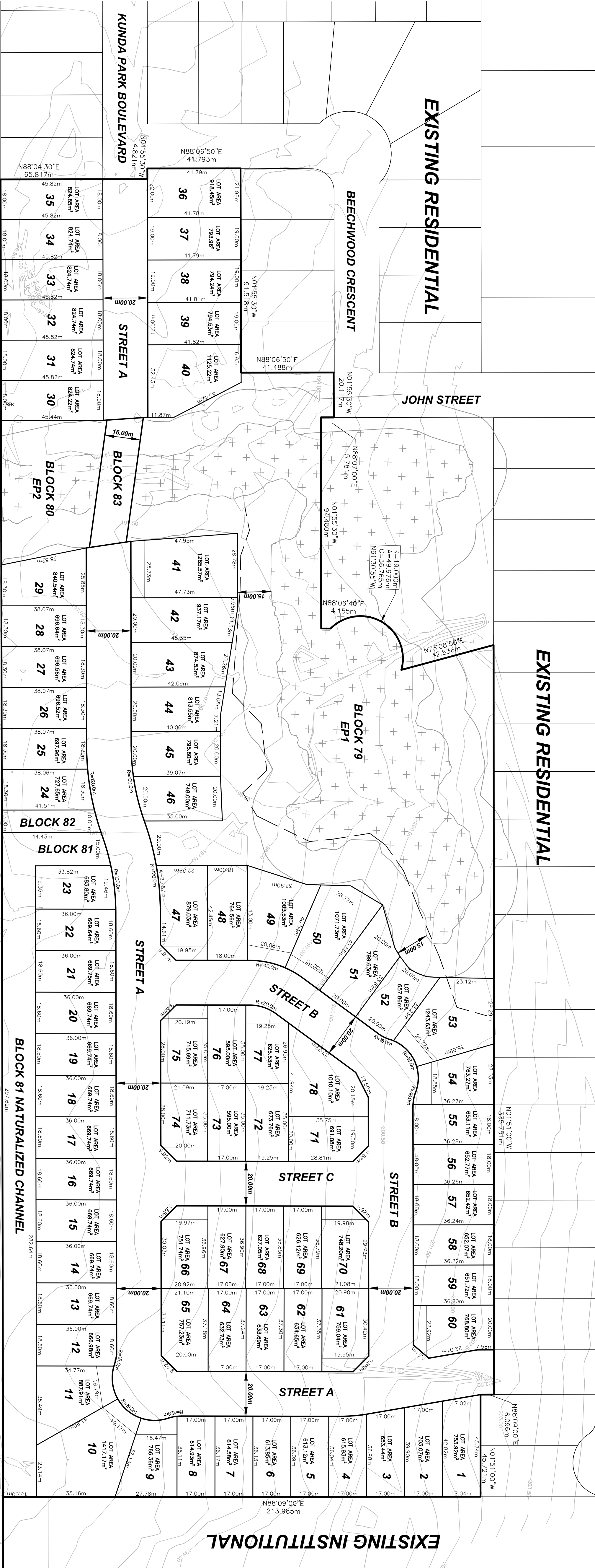
EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

JOHN STREET

BEECHWOOD CRESCENT

EXISTING INSTITUTIONAL



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 173
GEOGRAPHIC TOWNSHIP OF THOROLD
NOW 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.

SURVEYOR'S CERTIFICATE

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

W. Blaw & Assoc
KIRKUP-MASCOE-URE SURVEYING LTD.
FEBRUARY 18, 2020
DATE

REQUIREMENTS OF SECTION 51(17)
OF THE PLANNING ACT

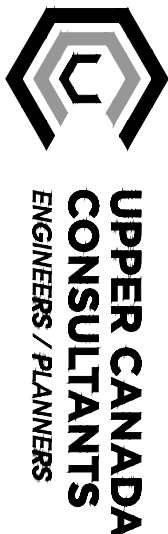
- a) SEE PLAN
b) SEE PLAN
c) SEE PLAN
d) SEE PLAN
e) SEE PLAN
f) SEE PLAN
g) SEE PLAN
h) MUNICIPAL WATER
i) SILTY SAND
j) SEE PLAN
k) FULL SERVICE
l) SEE PLAN

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	1-78	78	5.312	53.24
ENVIRONMENTAL PROTECTION 1	BLOCK 79		2.298	20.70
ENVIRONMENTAL PROTECTION 2	BLOCK 80		0.263	2.37
NATURALIZED CHANNEL	BLOCK 81		0.494	4.45
10m WIDE WALKWAY	BLOCK 82		0.043	0.39
CLASS EA LANDS	BLOCK 83		0.091	0.82
ROADWAY			2.202	18.03
TOTAL	83	78	11.104	100.00

DEVELOPABLE AREA = 7.914ha (EXCLUDES BLOCK 79-83)
DEVELOPABLE DENSITY = 9.88 units/ha

#	ISSUED FOR APPROVAL	2022-11-22	TA
REVISION	DATE	INIT	
0			



DRAFTING TITLE TA

KUNDA PARK
DRAFT PLAN OF
SUBDIVISION
DATE NOVEMBER 22, 2022
PRINTED NOVEMBER 22, 2022
SCALE 1:1500
DWG No. REV
1995-DP-KP 0