

1112 HAIST STREET
TOWN OF PELHAM

BLOCK 9
(EMERALD TRAIL)

ROLLING MEADOWS PARK
(TOWN OF PELHAM)

#1116 HAIST STREET

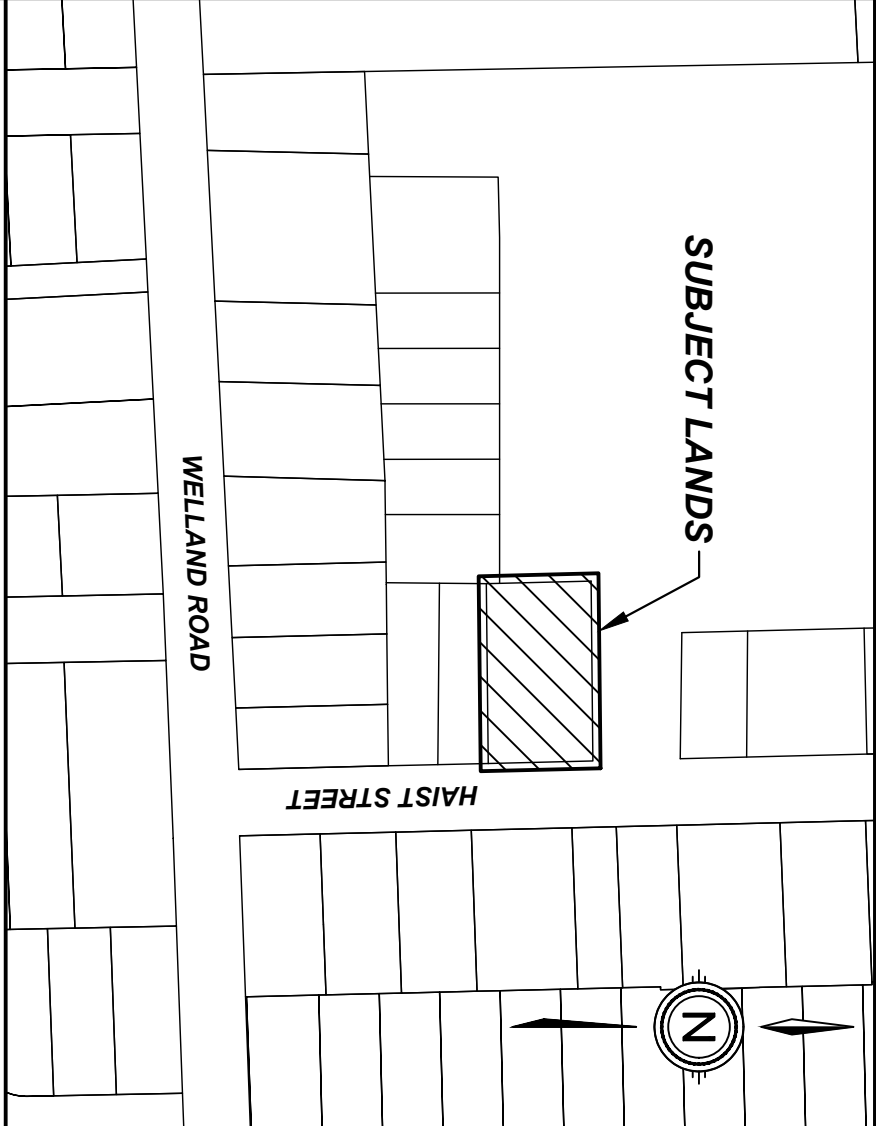
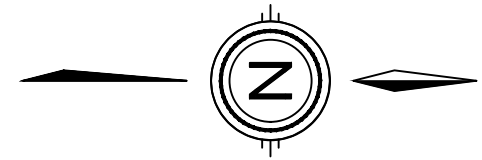
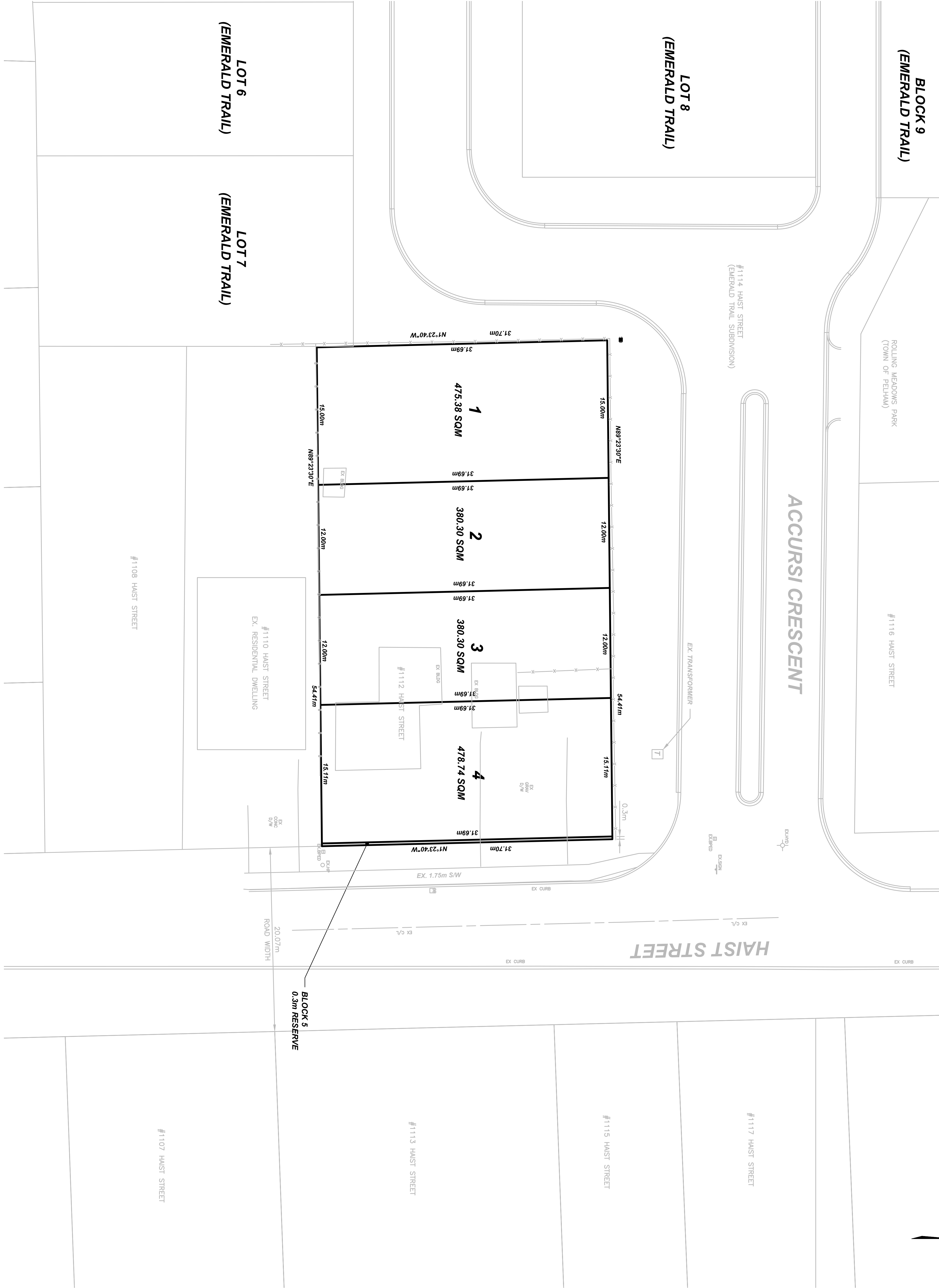
ACCURSI CRESCENT

#1114 HAIST STREET
(EMERALD TRAIL SUBDIVISION)

LOT 8
(EMERALD TRAIL)

LOT 6
(EMERALD TRAIL)

LOT 7
(EMERALD TRAIL)



KEY PLAN
N.T.S.

LEGAL DESCRIPTION

PART OF LOT 3, CONCESSION 9
GEOGRAPHIC TOWNSHIP OF PELHAM
IN THE TOWN OF PELHAM,
REGIONAL MUNICIPALITY OF NIAGARA

OWNER'S CERTIFICATE

BEGIN THE REGISTERED OWNER, I HEREBY
AFFIRM THAT THE LANDS SHOWN
HEREON ARE THE LANDS I HAVE
PREPARED AND SUBMIT THIS DRAFT PLAN OF
SUBDIVISION TO THE TOWN OF PELHAM
FOR APPROVAL.

Erin Murphy

2094204 ONTARIO LIMITED

DATE

2431025 ONTARIO LIMITED

DATE

SURVEYOR'S CERTIFICATE

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

Donald G. Chambers, OLS

DONALD G. CHAMBERS, OLS

DATE

REQUIREMENTS OF SECTION 51(17)
OF THE PLANNING ACT

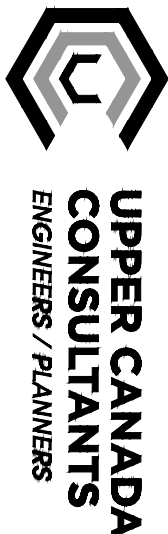
- a) SEE PLAN e) SEE PLAN i) SILTY SAND
b) SEE PLAN f) SEE PLAN j) SEE PLAN
c) SEE PLAN g) SEE PLAN k) FULL SERVICE
d) SEE PLAN h) MUNICIPAL WATER l) SEE PLAN

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1	1	0.048	28%
SINGLE FAMILY RESIDENTIAL	LOT 2	1	0.036	22%
SINGLE FAMILY RESIDENTIAL	LOT 3	1	0.036	22%
SINGLE FAMILY RESIDENTIAL	LOT 4	1	0.048	28%
0.3m RESERVE	BLOCK 5		0.001	1%
TOTAL		4	0.172	100%

DEVELOPABLE AREA = 0.172ha
DEVELOPABLE DENSITY = 23.26 units/ha

#	REVISION	DATE	INIT
0	ISSUED FOR DRAFT APPROVAL	2023-01-11	JO



UPPER CANADA
CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE

DRAFTING

JO

DATE

JANUARY 11, 2023

PRINTED

JANUARY 11, 2023

SCALE

1:200

DWG No.

2171-DP

REV

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