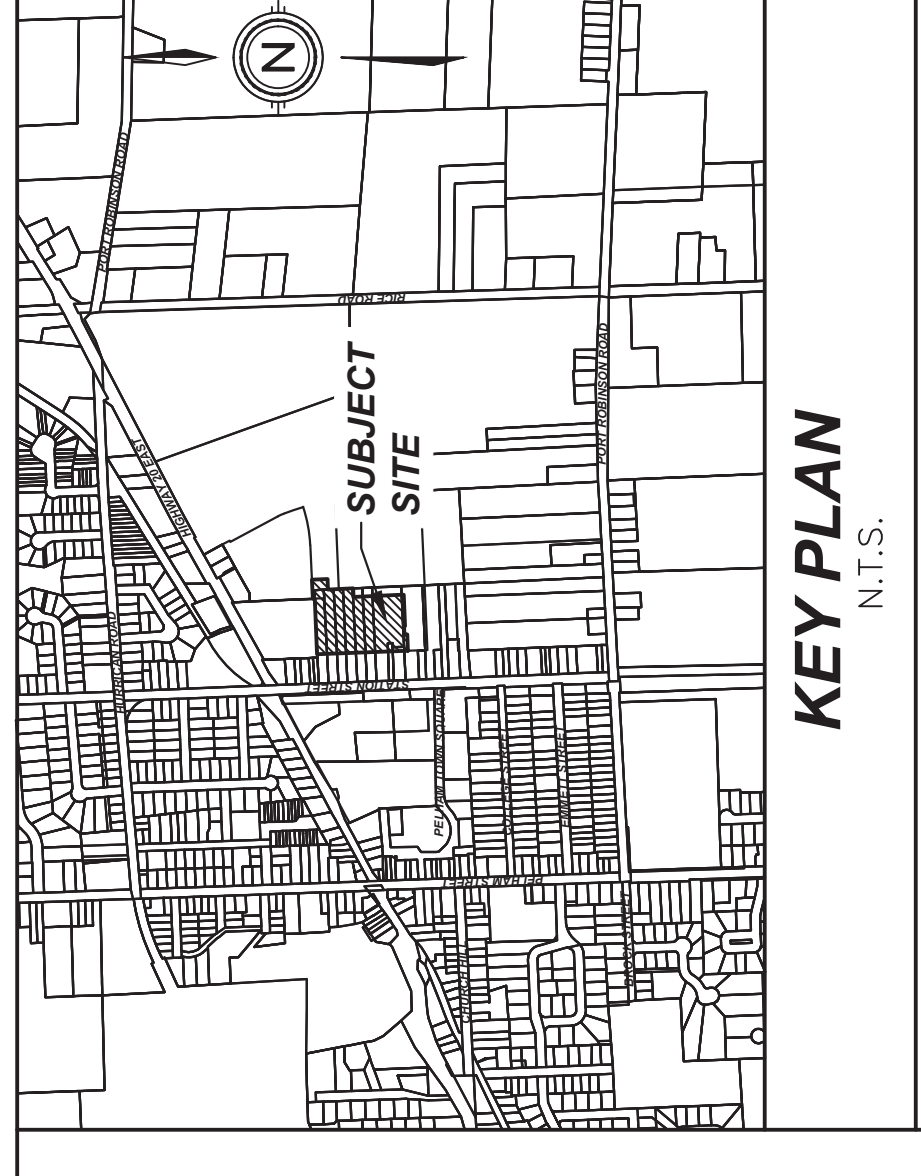


APPENDIX A



DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION
PART OF LOTS 3, 4, 5, 6, 7, 8, 9, 11 & 13 REGISTERED PLAN 717 AND PART OF LOT 167 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 THIS SUBDIVISION PLAN OF SUBDIVISION TO THE TOWN OF PELHAM FOR APPROVAL.

NOVEMBER 6, 2023 DATE
MOUNTAINVIEW HOMES (NIAGARA) LTD. NAME

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

NOV. 15, 2023 DATE
J.D. BARNES, L.D. NAME

20-16-044-05

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

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-DETACHED RESIDENTIAL	LOTS 1-27	27	0.938	37.58
SEMI-DETACHED RESIDENTIAL	BLOCK 28-34	14	0.369	14.78
STREET TOWNHOUSE	BLOCK 35-40	24	0.560	22.44
0.3m RESERVE	BLOCK 41		0.001	0.04
EX. WATERCOURSE	BLOCK 42		0.073	2.92
RIGHT OF WAY			0.555	22.24
TOTAL		65	2.496	100.00

DEVELOPABLE AREA = 2.423ha (EXCLUDES WATERCOURSE)
DEVELOPABLE DENSITY = 26.83 units/ha

#	ISSUED FOR APPROVAL	REVISION	DATE	M.K	INIT
0			2023-11-15		

DRAFTING T.A./M.K.
DATE NOVEMBER 6, 2023
PRINTED NOVEMBER 15, 2023

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE
DRAFT PLAN OF SUBDIVISION

SCALE 1:500
DWG No. 2096-DP
REV 0

REDLINE REVISED (26T19-01-2022)

