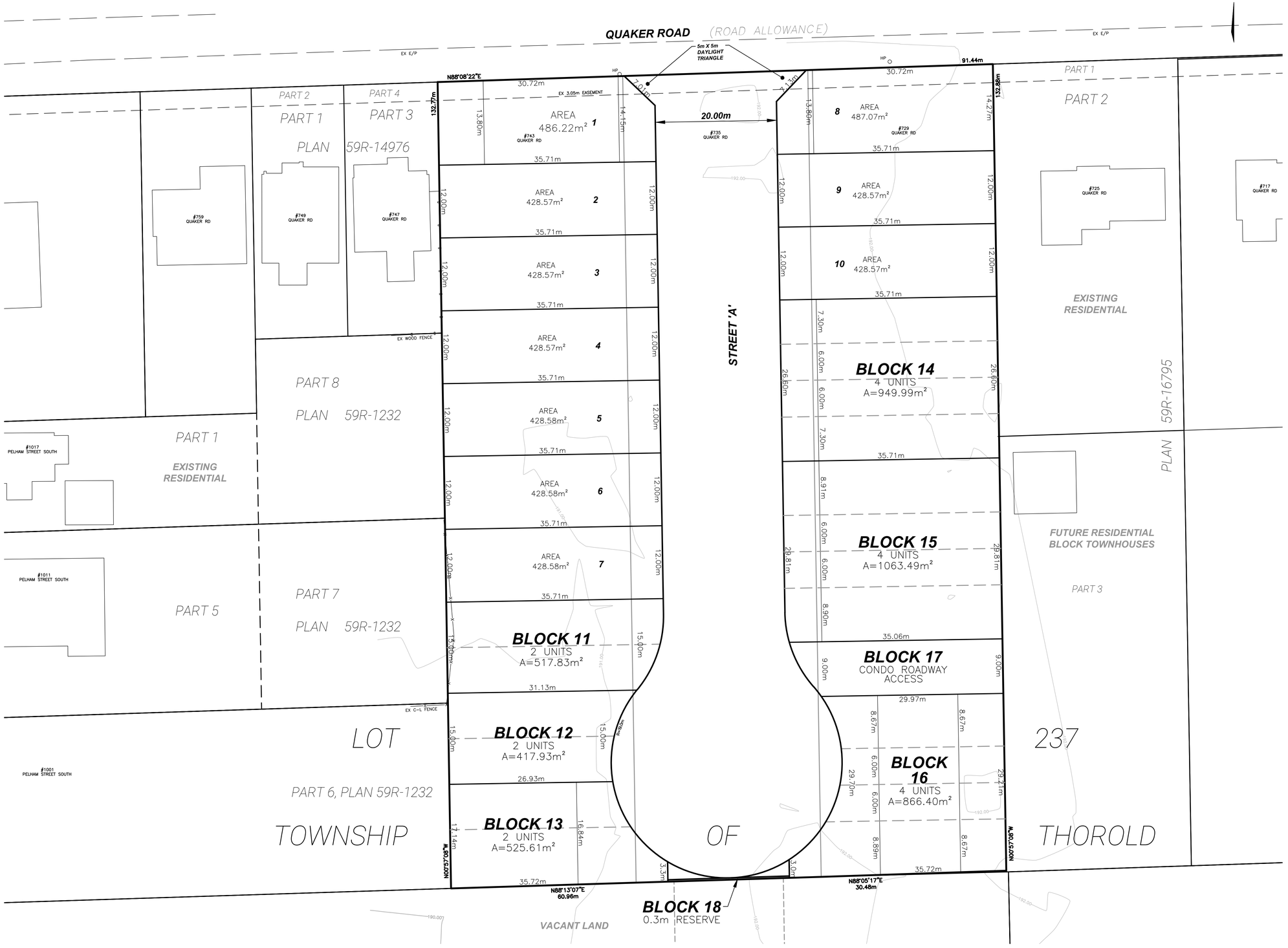
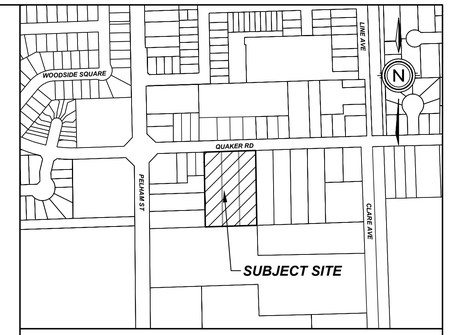
MAPLEWOOD ESTATES
TOWN OF PELHAM





KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 237,
FORMER 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 TOWN OF PELHAM FOR APPROVAL.

DANIEL JOHN COVELLO — DATE: May 21/2024

ANTONIO EDWARD MANCINI — DATE: May 21/2024

SURVEYOR'S CERTIFICATE

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

APRIL 8, 2024
PHILIP S. SUDA O.L.S.; SUDA & MALESZYK SURVEYING INC. 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 1–10	10	0.440	36.21
SEMI–DETACHED RESIDENTIAL	BLOCK 11–13	6	0.146	12.02
STREET TOWN RESIDENTIAL	BLOCK 14–16	12	0.288	23.70
CONDO CONNECTION	BLOCK 17		0.030	2.48
0.3m RESERVE	BLOCK 18		0.002	0.16
ROADWAY			0.309	25.43
TOTAL		28	1.215	100.00

DEVELOPABLE AREA = 1.215 ha
DEVELOPABLE DENSITY = 23.05 units/ha

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1	REVISED PER TOWN'S COMMENTS	2024–09–04	MK
0	ISSUED FOR APPROVAL	2024–05–23	M.K
#	REVISION	DATE	INIT

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE
DRAFT PLAN OF SUBDIVISION

DRAFTING	MK
DATE	JANUARY 26, 2024
PRINTED	SEPTEMBER 4, 2024
SCALE	1:300
DWG No.	REV
17148-DP	**1**

DRAWING FILE: F:\17148\Planning\17148 – DRAFT PLAN_R1 (ALTERNATE OPTION).dwg PLOTTED: Sep 04, 2024 – 10:20am PLOTTED BY: mark