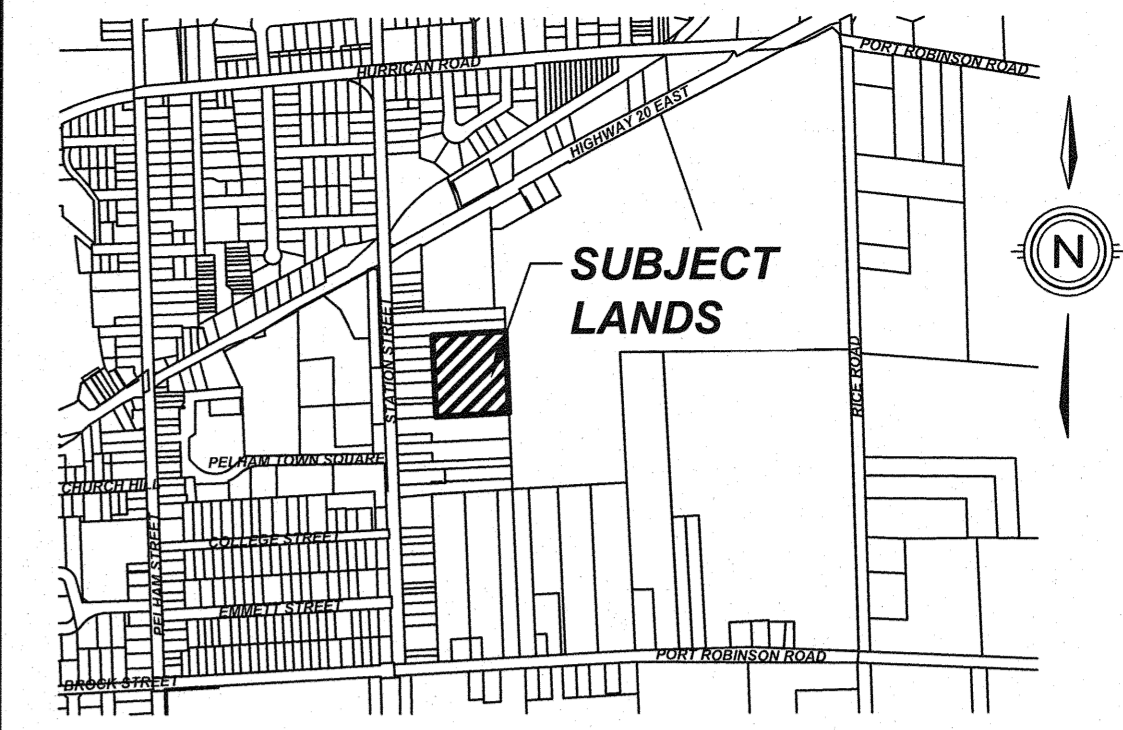


PARK PLACE WEST

TOWN OF PELHAM



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.

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

SURVEYOR'S CERTIFICATE

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

DASHA PAGE, OIS March 3, 2022 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
SEMI-DETACHED	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 | 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 |

#	ISSUED FOR REVIEW	DATE	AV
0	ISSUED FOR REVIEW	2022-03-03	AV
#	REVISION	DATE	INIT



DRAFT PLAN OF SUBDIVISION	DRAWING TITLE	DRAFTING	M.K./A.V
		DATE	MARCH 3, 2022
		PRINTED	MARCH 3, 2022
		SCALE	1:400
	DWG No.	1890-DP	REV
			0



SEMI-DETACHED BLOCK UNIT AREA

BLOCK 13 TOTAL AREA = 582.98m ² UNIT A - 321.65m ² B - 261.37m ²	BLOCK 17 TOTAL AREA = 522.7 ² UNIT A - 261.37m ² B - 261.37m ²
BLOCK 14 TOTAL AREA = 522.7m ² UNIT A - 261.37m ² B - 261.37m ²	BLOCK 18 TOTAL AREA = 522.7m ² UNIT A - 261.37m ² B - 261.37m ²
BLOCK 15 TOTAL AREA = 522.7m ² UNIT A - 261.37m ² B - 261.37m ²	BLOCK 19 TOTAL AREA = 522.7m ² UNIT A - 261.37m ² B - 261.37m ²
BLOCK 16 TOTAL AREA = 522.7m ² UNIT A - 261.37m ² B - 261.37m ²	BLOCK 20 TOTAL AREA = 466.03m ² UNIT A - 261.37m ² B - 204.60m ²

STREET TOWNHOUSE BLOCK UNIT AREA

BLOCK 21 TOTAL AREA = 870.99m ² A - 270.05m ² B - 203.30m ² C - 203.30m ² D - 206.40m ²	BLOCK 24 TOTAL AREA = 720.30m ² UNIT A - 246.79m ² B - 203.46m ² C - 270.05m ²
BLOCK 22 TOTAL AREA = 923.36m ² UNIT A - 246.70m ² B - 203.30m ² C - 203.30m ² D - 270.05m ²	BLOCK 25 TOTAL AREA = 749.19m ² UNIT A - 296.02m ² B - 203.38m ² C - 246.79m ²
BLOCK 23 TOTAL AREA = 923.36m ² UNIT A - 270.05m ² B - 203.29m ² C - 203.30m ² D - 246.70m ²	