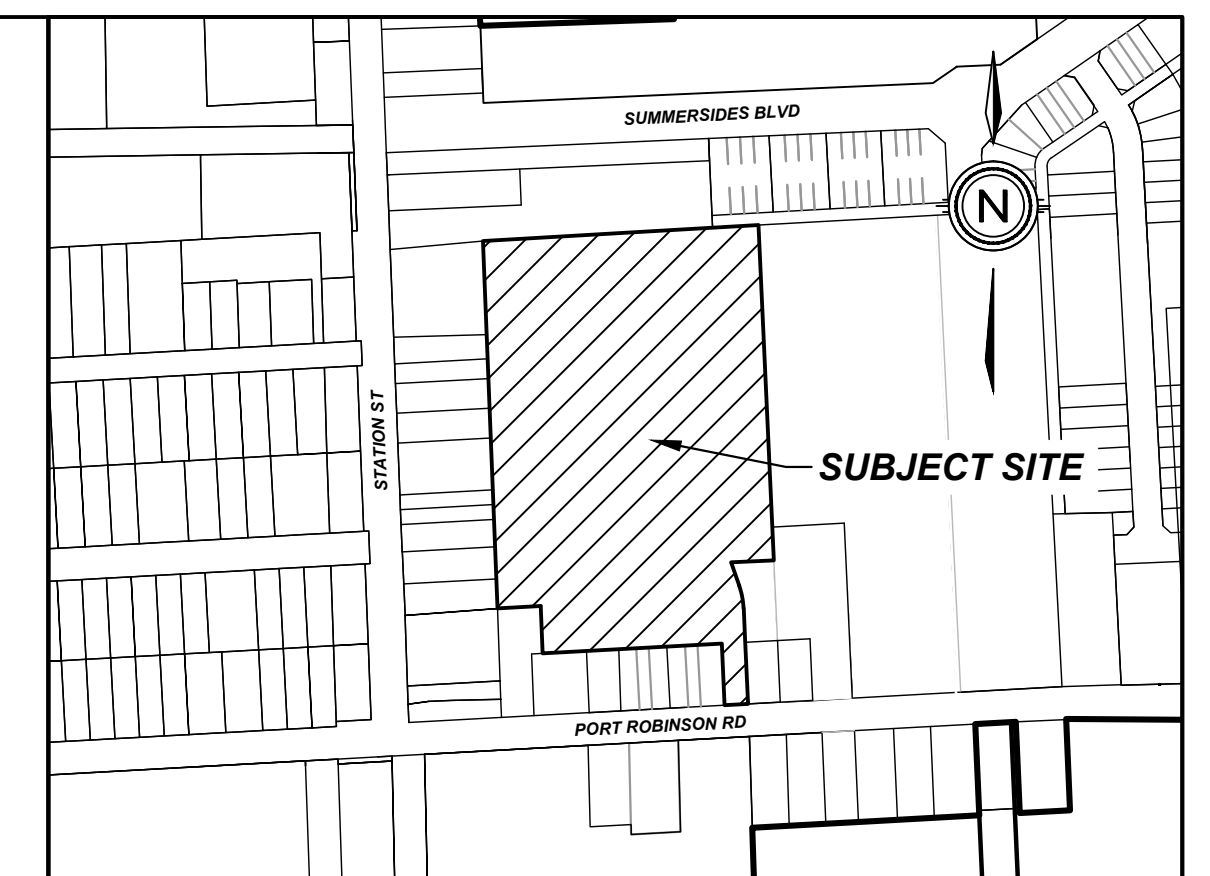
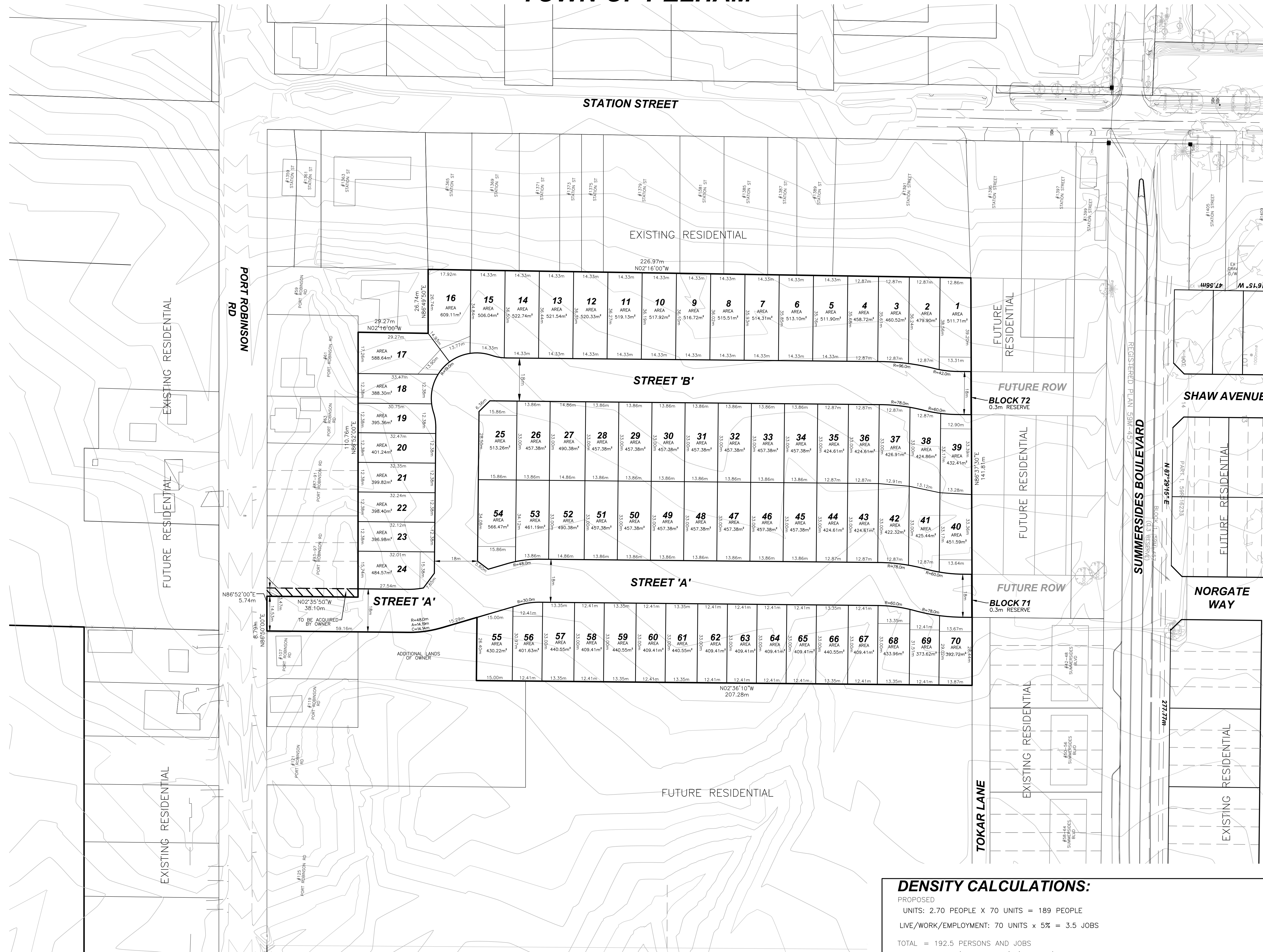
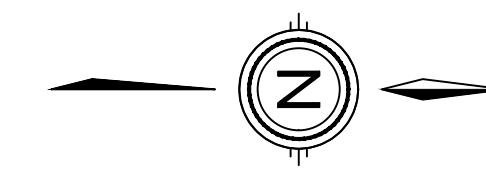


SUMMERSIDES VILLAGE TOWN OF PELHAM



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 167
(GEOGRAPHIC TOWNSHIP OF THOROLD)
PART OF LOTS 17, 18 & 19
REGISTERED 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.

[Signature]
MAY 19, 2021
HUMMEL PROPERTIES INC. DATE

SURVEYOR'S CERTIFICATE

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

[Signature]
2022-01-25
BRENT LAROCQUE, B.Sc., OLS, OLP 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	LOT 1-70	70	3.198	75.04
0.3m RESERVE	BLOCK 71-72		0.001	0.02
ROADWAY			1.063	24.94
TOTAL		70	4.262	100.00

DEVELOPABLE AREA = 4.262ha
DEVELOPABLE DENSITY = 16.42 units/ha

#	ISSUED FOR SUBMISSION	DATE	BY
0	ISSUED FOR SUBMISSION	2022-02-08	MK
#	REVISION	DATE	INIT



DRAFT PLAN OF SUBDIVISION	DRAWING TITLE	DRAFTING	MK
		DATE	MARCH 16, 2021
		PRINTED	FEBRUARY 8, 2022
		SCALE	1:750
	DWG No.	1269-DP	REV
			0

DENSITY CALCULATIONS:

PROPOSED
UNITS: 2.70 PEOPLE X 70 UNITS = 189 PEOPLE
LIVE/WORK/EMPLOYMENT: 70 UNITS X 5% = 3.5 JOBS
TOTAL = 192.5 PERSONS AND JOBS
NO. OF PEOPLE/TOTAL AREA (ha): 192.5/4.261 ha = 45.18 PERSONS & JOBS PER HECTARE