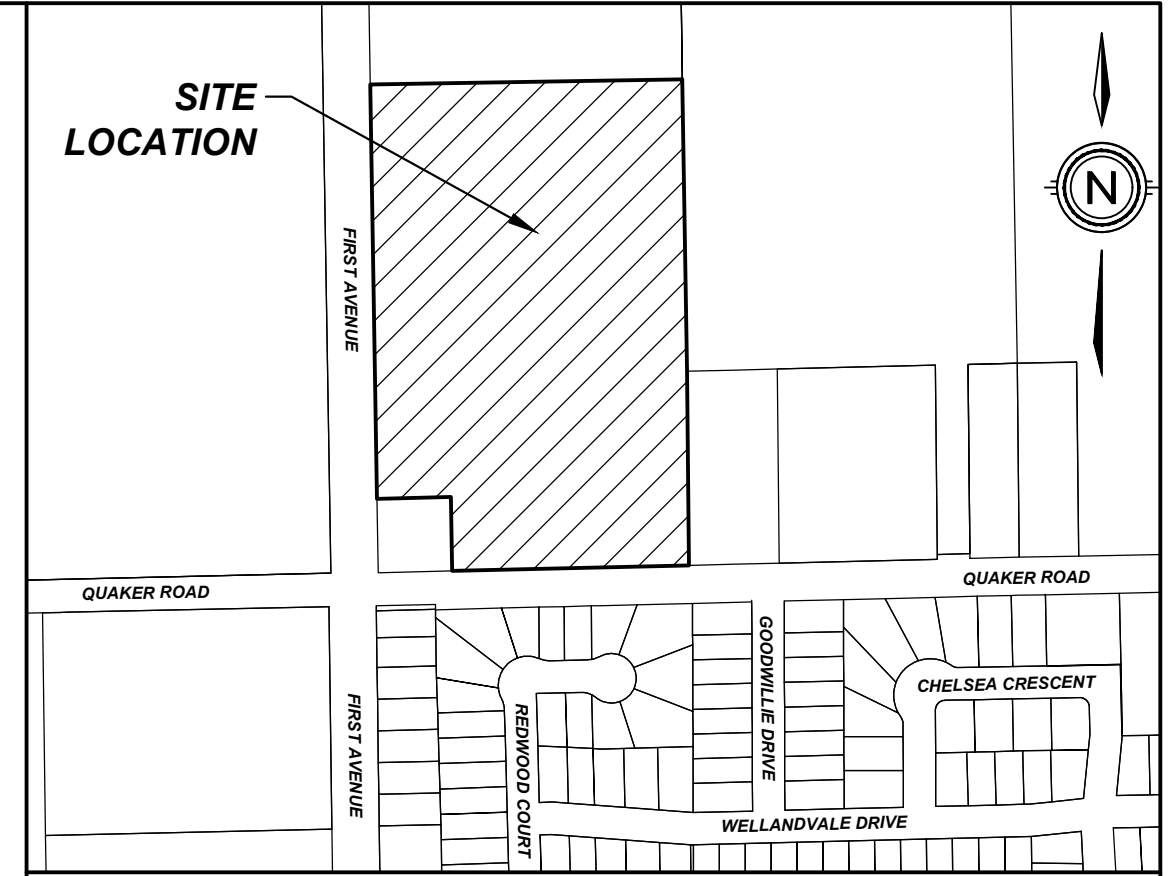
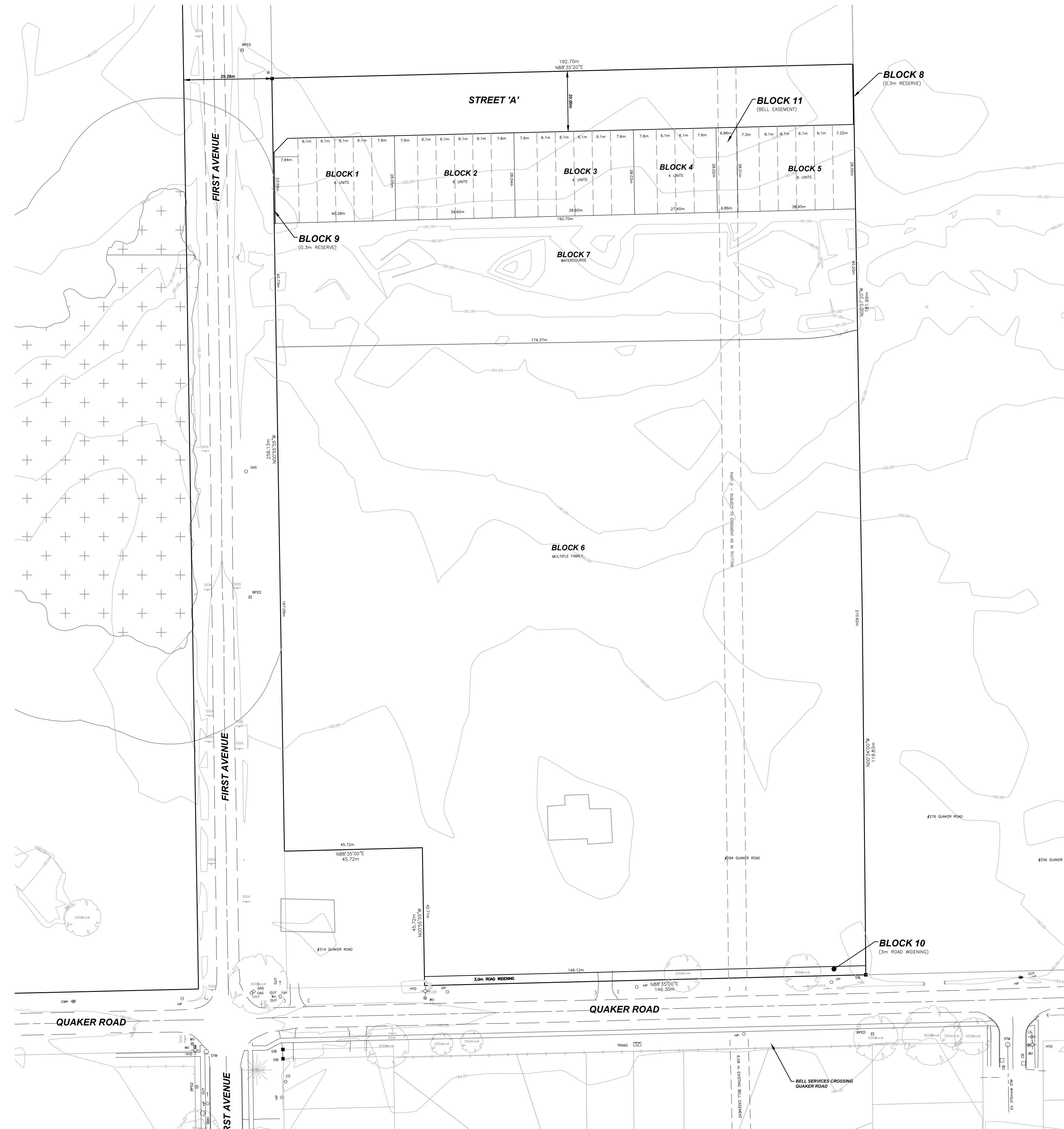


# 294 QUAKER RD WELLAND



**KEY PLAN**  
N.T.S.

## DRAFT PLAN OF SUBDIVISION

### LEGAL DESCRIPTION

PART OF LOT 227  
GEOGRAPHIC TOWNSHIP OF THOROLD,  
IN THE CITY OF WELLAND  
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 CITY OF WELLAND  
FOR APPROVAL.

*[Signature]* JULY 16, 2024  
CENTENNIAL HOMES (NIAGARA) DATE

### SURVEYOR'S CERTIFICATE

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

*[Signature]* Feb 6, 2024  
J.D. BARNES LTD. DATE  
22-16-112-01

### 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(%)
STREET TOWN RESIDENTIAL	BLOCK 1-5	28	0.503	8.98
MULTIPLE FAMILY RESIDENTIAL	BLOCK 6	369	3.829	68.34
WATERCOURSE	BLOCK 7		0.823	14.69
0.3m RESERVE	BLOCK 8-9		0.002	0.03
3.0m ROAD WIDENING	BLOCK 10		0.044	0.78
EXISTING BELL EASEMENT	BLOCK 11		0.019	0.34
ROADWAY			0.383	6.84
<b>TOTAL</b>		<b>397</b>	<b>5.603</b>	<b>100.00</b>

DEVELOPABLE AREA = 4.780ha (EXCLUDES WATERCOURSE)  
DEVELOPABLE DENSITY = 83.05 units/ha

#	ISSUED FOR APPROVAL	DATE	INIT
0	ISSUED FOR APPROVAL	2024-11-27	TA
	REVISION		



DRAWING TITLE	DRAFTING	TA
<b>DRAFT PLAN OF SUBDIVISION</b>	DATE	NOVEMBER 27, 2024
	PRINTED	DECEMBER 3, 2024
	SCALE	1:750
	DWG No.	2159-DP
	REV	0