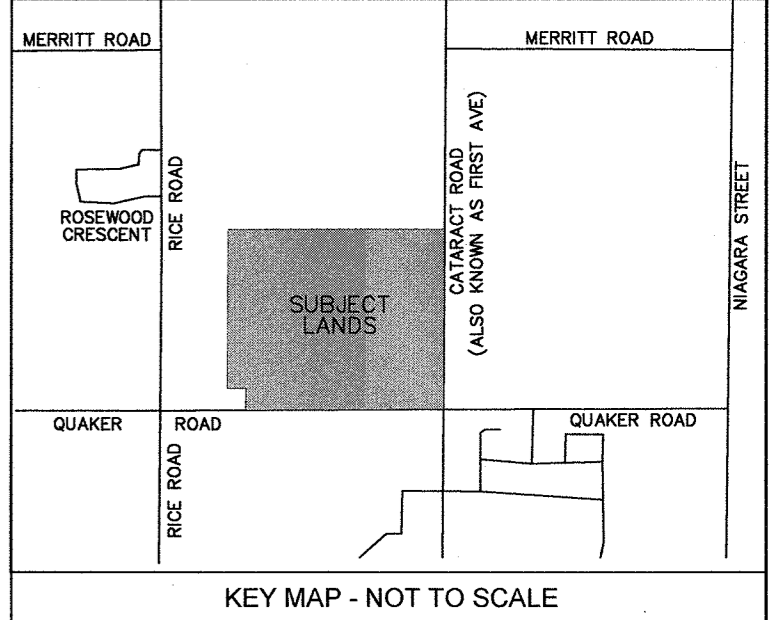


# DRAFT PLAN OF SUBDIVISION

PRIMONT (THOROLD / WELLAND) INC.

PART OF TOWNSHIP LOTS 174 AND 228, GEOGRAPHIC TOWNSHIP OF THOROLD, IN THE CITY OF WELLAND, REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1:1000 METRIC



**INFORMATION REQUIRED**  
 UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O. 1990, c.P.13 AS AMENDED FEBRUARY 21, 2024

- (a) - AS SHOWN
- (b) - AS SHOWN
- (c) - AS SHOWN
- (d) - AS LISTED BELOW
- (e) - AS SHOWN
- (f) - AS SHOWN
- (g) - AS SHOWN
- (h) - MUNICIPAL WATER
- (i) - AS SHOWN
- (j) - AS SHOWN
- (k) - MUNICIPAL SANITARY AND STORM SEWERS
- (l) - AS SHOWN

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

SIGNED:   
 JOE A. MCLAREN O.L.S.  
 A.T. MCLAREN LIMITED  
 DATE: 16 JUL 2024

**OWNER'S CERTIFICATE**  
 I HEREBY CONSENT TO THE FILING OF THIS PLAN

SIGNED:   
 DATE: July 15 2024

LAND USE SCHEDULE			
LAND USE	LOTS/BLOCKS	UNITS	AREA
LOW DENSITY RESIDENTIAL (FREEHOLD)	BLOCKS 2-5, 10-14, 16, 19, 20-24, 26, 29, & 33	245-275±	6.187± Ha.
LOW DENSITY RESIDENTIAL (CONDOMINIUM)	BLOCK 1	44±	1.197± Ha.
MEDIUM DENSITY RESIDENTIAL	BLOCK 30	422±	1.109± Ha.
PARK LAND	BLOCK 17		0.749± Ha.
OPEN SPACE	BLOCKS 6, 15, 25		0.101± Ha.
STORM WATER MANAGEMENT	BLOCKS 7, 18, & 31		2.307± Ha.
ENVIRONMENTAL AREA	BLOCKS 27 & 28		13.833± Ha.
CHANNEL	BLOCKS 8 & 9		0.723± Ha.
ROADS, RESERVES & WIDENINGS	STREETS A, B, C, D, E, F, G, & H AND BLOCKS 32, 34, 35 & 36		3.937± Ha.
<b>TOTAL</b>		<b>711-741±</b>	<b>30.143± Ha.</b>

No.	DESCRIPTION	DATE	BY
3	ADDED WETLAND/WOODLAND	JULY 11, 2024	KM
2	UPDATED STORMWATER BLOCKS	JUNE 13, 2024	KM
1	ORIGINAL DRAWING	MARCH 15, 2024	KM

**REVISIONS**

**A.T. McLaren Limited**  
 LEGAL AND ENGINEERING SURVEYS

69 JOHN STREET SOUTH, SUITE 230  
 HAMILTON, ONTARIO, L8N 2B9  
 PHONE (905) 527-8559 FAX (905) 527-0032

Drawn: KM Checked: IBM Date: 11/20/24 Scale: 1:1000 Drawn No: 36920-0P

**METRIC NOTE:**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

