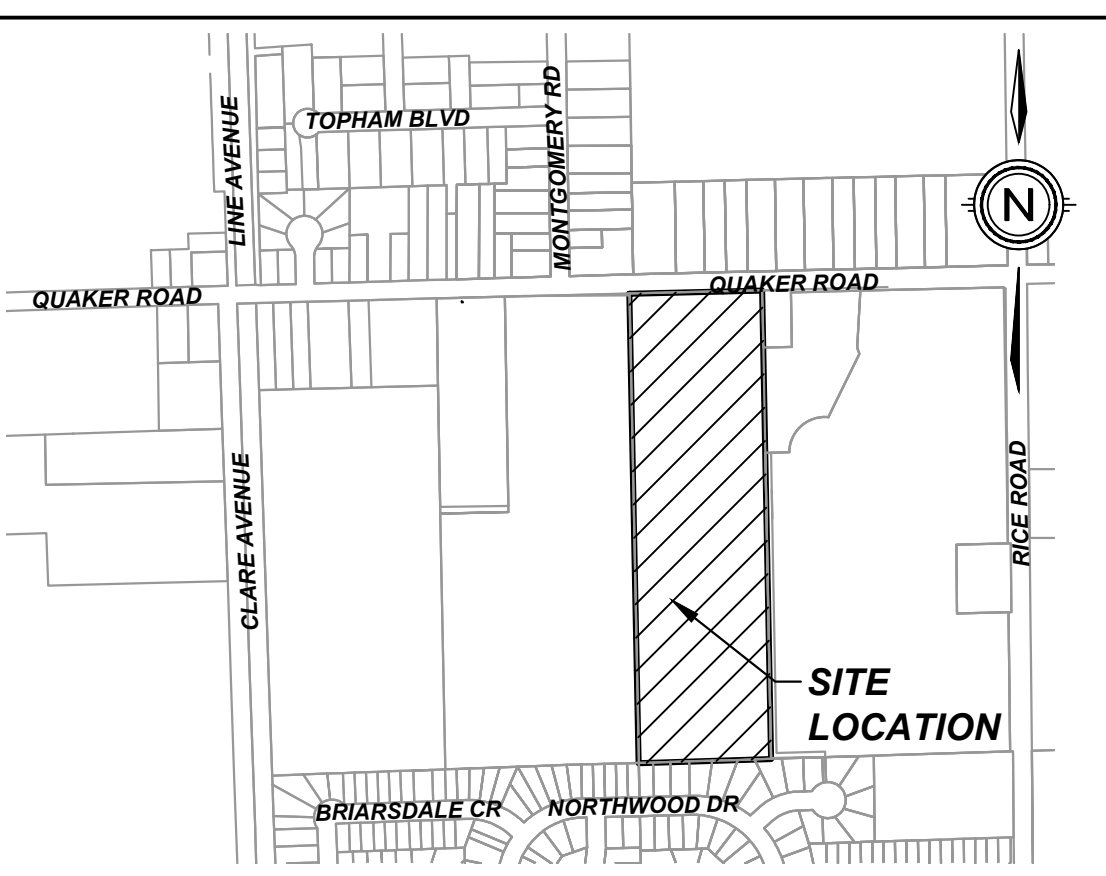
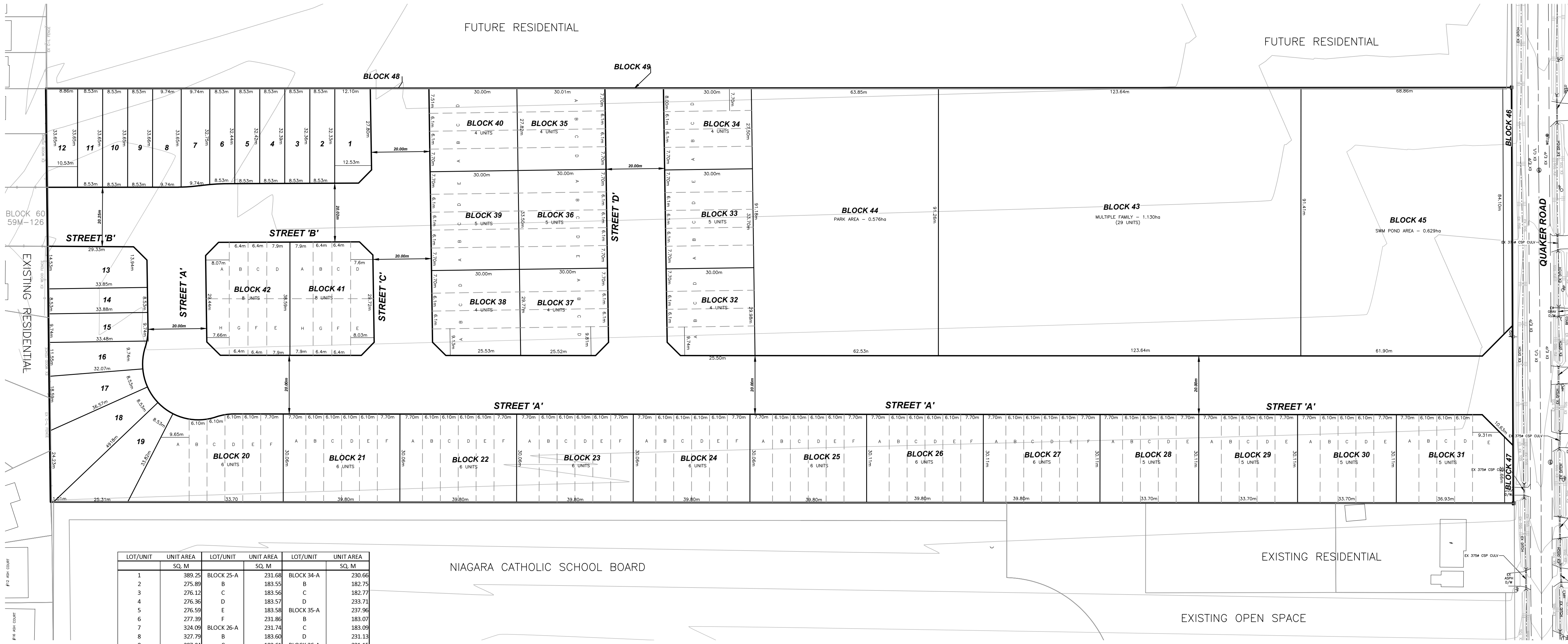


575 QUAKER ROAD WELLAND



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 235
GEOGRAPHIC TOWNSHIP OF THOROLD
NOW 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.

ME NOVEMBER 11, 2024
DATE

SURVEYOR'S CERTIFICATE

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

Feb 21, 2024
DATE
J.D. BARNES LIMITED
22-16-361

**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 1-19	19	0.660	9.35
STREET TOWN RESIDENTIAL	BLOCK 20-40	107	2.201	31.20
BACK-TO-BACK RESIDENTIAL	BLOCK 41-42	16	0.216	3.06
MULTIPLE FAMILY RESIDENTIAL	BLOCK 43	29	1.130	16.01
PARK (CLARE & QUAKER)	BLOCK 44		0.576	8.16
STORM WATER MANAGEMENT	BLOCK 45		0.629	8.91
3.0m ROAD WIDENING	BLOCK 46-47		0.031	0.44
0.3m RESERVE	BLOCK 48-49		0.001	0.01
ROADWAY			1.613	22.86
TOTAL DEVELOPABLE		171	7.057	100.00

DEVELOPABLE AREA = 7.057ha
DEVELOPABLE DENSITY = 24.23 units/ha

NO.	ISSUED FOR REVIEW	DATE	INIT
0	ISSUED FOR REVIEW	2024-12-03	TA
#	REVISION	DATE	INIT



DRAFT PLAN OF SUBDIVISION	DRAWING TITLE	DRAFTING	TA
		DATE	DECEMBER 3, 2024
		PRINTED	JANUARY 20, 2025
		SCALE	1:750
	DWG No.	2204-DP	REV
			0

LOT/UNIT	UNIT AREA SQ. M	LOT/UNIT	UNIT AREA SQ. M	LOT/UNIT	UNIT AREA SQ. M
1	231.68	BLOCK 25-A	231.68	BLOCK 34-A	230.66
2	275.80	B	183.54	B	182.75
3	276.12	C	183.56	C	182.77
4	276.36	D	183.57	D	233.71
5	276.59	E	183.58	BLOCK 35-A	237.96
6	277.39	F	231.86	B	183.07
7	324.09	BLOCK 26-A	231.74	C	183.09
8	327.70	B	183.60	D	231.13
9	287.04	C	183.61	BLOCK 36-A	231.15
10	287.02	D	183.62	B	183.13
11	287.00	E	183.63	C	183.14
12	358.32	F	231.81	D	183.16
13	469.41	BLOCK 27-A	231.83	E	231.21
14	288.99	B	183.67	BLOCK 37-A	231.23
15	329.69	C	183.68	B	183.20
16	340.68	D	183.69	C	183.21
17	410.92	E	183.70	D	280.84
18	579.72	F	231.90	BLOCK 38-A	267.66
19	534.25	BLOCK 28-A	231.92	B	183.06
BLOCK 20-A	392.67	B	183.74	C	183.06
B	171.44	C	183.75	D	231.07
C	176.97	D	183.76	BLOCK 39-A	231.07
D	182.94	E	231.97	B	183.05
E	183.21	BLOCK 29-A	231.99	C	183.05
F	231.28	B	183.80	D	183.04
BLOCK 21-A	231.33	C	183.81	E	231.05
B	183.27	D	183.82	BLOCK 40-A	231.05
C	183.28	E	232.05	B	183.04
D	183.29	BLOCK 30-A	232.07	C	183.03
E	183.30	B	183.86	BLOCK 41-A	250.09
F	231.40	C	183.87	BLOCK 41-A	146.67
BLOCK 22-A	231.41	D	183.88	B	117.83
B	183.34	E	232.12	C	117.92
C	183.35	BLOCK 31-A	232.14	D	160.01
D	183.36	B	183.92	E	165.91
E	183.37	C	183.93	F	117.80
F	231.48	D	183.94	G	117.75
BLOCK 23-A	231.50	E	209.34	H	146.65
B	183.41	BLOCK 32-A	285.17	BLOCK 42-A	156.77
C	183.42	B	182.57	B	117.42
D	183.43	C	182.59	C	117.51
E	183.44	D	230.50	D	146.53
F	231.57	BLOCK 33-A	230.53	E	146.55
BLOCK 24-A	231.58	B	182.65	F	117.57
B	183.48	C	182.67	G	117.52
C	183.49	D	182.69	H	151.20
D	183.50	E	230.63		
E	183.51				
F	231.66				

PARK CALCULATION

NORTHWEST WELLAND	AREA(ha)	AREA(ac)	PARK REQUIRED (5%)	
			AREA(ha)	AREA(ac)
LMV DEVELOPMENTS INC (CLARE AVE)	4.471	11.048	0.223	0.551
METRO-MOUNTAINVIEW HOMES (QUAKER RD)	7.057	17.438	0.353	0.872
TOTAL	11.528	28.486	0.576	1.423