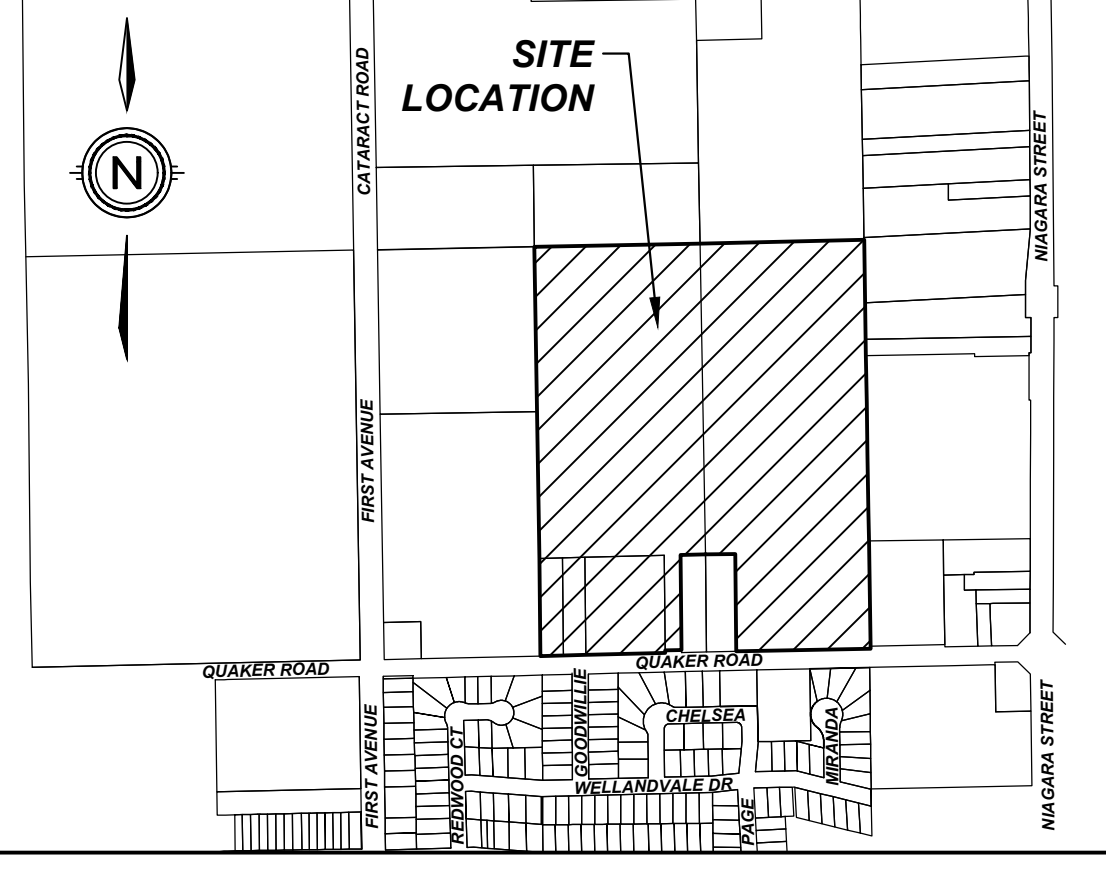
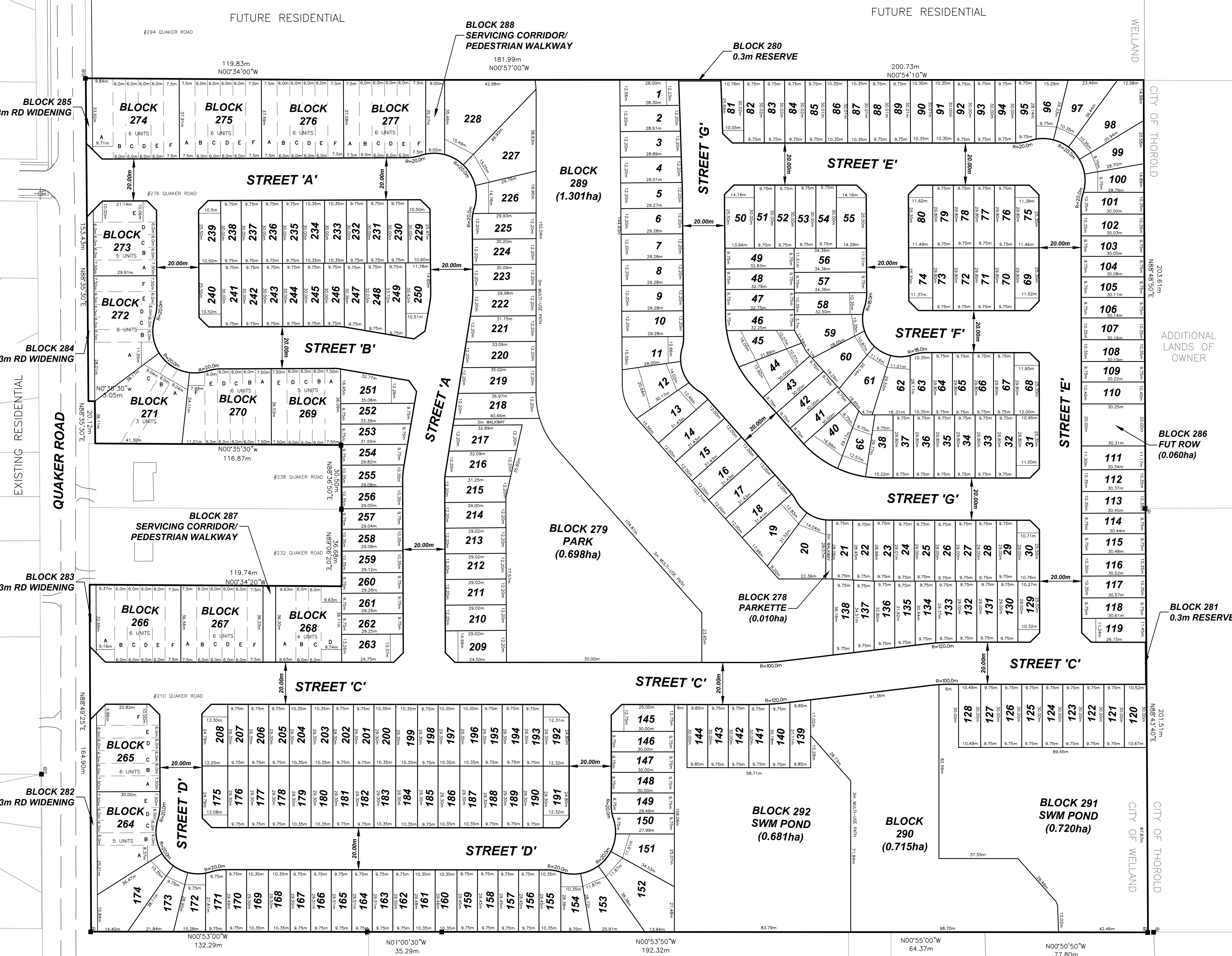


UNIT #	AREA m <sup>2</sup>	UNIT #	AREA m <sup>2</sup>	UNIT #	AREA m <sup>2</sup>
1	345.88	114	296.59	227	827.40
2	347.16	115	297.00	228	1106.86
3	350.82	116	315.73	229	305.56
4	354.23	117	316.19	230	292.19
5	356.93	118	298.29	231	292.18
6	357.16	119	338.49	232	292.18
7	357.18	120	318.39	233	310.16
8	357.20	121	292.48	234	310.15
9	357.22	122	292.49	235	292.17
10	357.24	123	292.49	236	292.17
11	389.94	124	292.50	237	292.16
12	533.08	125	292.51	238	292.16
13	420.01	126	292.51	239	304.40
14	377.15	127	292.52	240	305.26
15	377.15	128	315.09	241	292.68
16	377.15	129	288.69	242	292.68
17	377.15	130	282.66	243	292.38
18	377.15	131	282.65	244	292.51
19	453.57	132	282.65	245	292.82
20	600.76	133	283.85	246	293.43
21	275.19	134	291.27	247	304.34
22	280.06	135	302.59	248	320.86
23	282.72	136	314.06	249	337.39
24	282.68	137	328.00	250	383.70
25	282.63	138	344.40	251	469.15
26	282.58	139	312.44	252	333.81
27	282.53	140	298.21	253	317.28
28	282.48	141	292.87	254	299.26
29	282.44	142	292.45	255	302.71
30	300.72	143	292.43	256	300.38
31	319.14	144	295.56	257	282.94
32	292.26	145	369.99	258	300.80
33	292.30	146	292.48	259	301.26
34	292.34	147	292.47	260	284.56
35	292.38	148	292.46	261	285.29
36	292.42	149	291.98	262	285.24
37	292.46	150	277.99	263	379.69
38	325.13	151	492.30		
39	315.63	152	756.48	264-A	418.77
40	380.03	153	527.78	264-B	170.09
41	292.50	154	324.75	264-C	169.56
42	292.50	155	302.48	264-D	177.36
43	292.50	156	287.15	264-E	224.98
44	394.66	157	287.15	265-A	224.99
45	399.72	158	287.15	265-B	180.00
46	318.20	159	287.14	265-C	180.00
47	319.57	160	304.83	265-D	180.00
48	319.97	161	304.99	265-E	180.00
49	323.10	162	287.49	265-F	279.52
50	412.33	163	287.66	266-A	312.06
51	292.46	164	287.76	266-B	220.39
52	292.46	165	287.74	266-C	220.18
53	292.47	166	287.71	266-D	219.97
54	292.48	167	287.68	266-E	219.76
55	416.17	168	305.35	266-F	274.39
56	392.41	169	305.31	267-A	274.06
57	334.97	170	287.58	267-B	219.01
58	348.08	171	281.81	267-C	218.80
59	472.81	172	329.97	267-D	218.59
60	368.25	173	446.43	267-E	218.37
61	416.48	174	679.84	267-F	272.67
62	379.89	175	345.01	268-A	349.30
63	302.55	176	285.72	268-B	217.34
64	288.35	177	285.72	268-C	217.12
65	288.35	178	285.71	268-D	349.88
66	288.34	179	303.29	269-A	272.11
67	288.34	180	303.29	269-B	217.53
68	343.68	181	285.71	269-C	217.17
69	332.70	182	285.70	269-D	216.80
70	290.63	183	303.28	269-E	270.49
71	290.61	184	303.28	270-A	269.92
72	290.59	185	285.70	270-B	215.52
73	290.57	186	303.27	270-C	215.16
74	329.99	187	303.27	270-D	214.77
75	330.06	188	285.69	270-E	211.00
76	290.55	189	285.69	270-F	309.77
77	290.55	190	285.68	271-A	493.28
78	290.55	191	350.84	271-B	254.57
79	290.55	192	350.51	271-C	689.47
80	334.74	193	285.66	272-A	504.62
81	299.60	194	285.66	272-B	167.94
82	292.68	195	285.65	272-C	169.57
83	292.67	196	303.23	272-D	177.50
84	292.65	197	303.23	272-E	179.19
85	292.64	198	285.65	272-F	224.20
86	310.62	199	303.22	273-A	224.43
87	310.61	200	303.22	273-B	179.71
88	292.60	201	285.64	273-C	179.85
89	292.58	202	285.64	273-D	180.00
90	310.57	203	303.21	273-E	282.21
91	310.56	204	303.21	274-A	364.34
92	292.54	205	285.63	274-B	229.35
93	292.52	206	285.63	274-C	228.95
94	292.51	207	285.62	274-D	228.56
95	285.43	208	349.11	274-E	228.17
96	330.95	209	427.14	274-F	284.66
97	485.66	210	353.80	275-A	284.04
98	677.21	211	353.80	275-B	226.79
99	417.91	212	353.80	275-C	226.40
100	314.08	213	353.80	275-D	226.01
101	307.61	214	353.80	275-E	225.61
102	310.62	215	365.81	275-F	281.46
103	292.89	216	386.61	276-A	280.85
104	293.15	217	396.40	276-B	224.24
105	293.42	218	469.86	276-C	223.85
106	293.69	219	439.86	276-D	223.46
107	312.05	220	416.26	276-E	223.07
108	312.35	221	392.67	276-F	278.32
109	294.52	222	371.10	277-A	278.02
110	314.49	223	367.22	277-B	222.26
111	340.69	224	368.53	277-C	222.13
112	314.14	225	369.36	277-D	221.99
113	314.45	226	479.81	277-E	221.84
				277-F	271.60

### GREENFIELD DENSITY CALCULATION

Structural Type	People			Jobs			Ratio	Total
	Unit Count	Persons Per Unit (P.P.U.)	Persons Total	Units	Ratio	Total		
SINGLE DETACHED & SEMI-DETACHED 264 Single Detached	263	2.929	770.327 people	263 Dwellings	5% "at home" employment	13.15 Jobs		13.15
MULTIPLES Street Towns	76	2.093	159.068 people	76 Dwellings	5% "at home" employment	3.8 Jobs		3.8
Subtotal	339		929.395			16.95 jobs		
Total						946.345 people and jobs		
Land Area						16.230 hectares		
Greenfield Density						58.308 people and jobs per hectare		

# QUAKER ROAD WELLAND



## DRAFT PLAN OF SUBDIVISION

**LEGAL DESCRIPTION**  
PART OF LOT 226, AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 225 AND 226, REGISTERED PLAN 59R-14904,  
**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.  
*Donald Chambers*  
ASHTON HOMES (WESTERN) LIMITED  
OCTOBER 7, 2024  
DATE

*Donald Chambers*  
1000074416 ONTARIO INC.  
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.  
*Donald Chambers*  
DONALD CHAMBERS, O.L.S.  
OCTOBER 2, 2023  
DATE

## 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     |

## LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-263	263	8.718	54.14
STREET TOWN RESIDENTIAL	BLOCK 264-277	76	1.887	11.72
PARK/PARKETTE	BLOCK 278-279		0.708	4.40
0.3m RESERVE	BLOCK 280-281		0.001	0.01
ROAD WIDENING	BLOCK 282-285		0.078	0.48
FUTURE R.O.W./BLOCK	BLOCK 286		0.060	0.37
SERVICING CORRIDOR/WALK ROADWAY	BLOCK 287-288		0.053	0.33
NET DEVELOPABLE AREA		339	16.102	100.00 (82.79% of GROSS AREA)
WATERCOURSE	BLOCK 289-290		2.016	10.33
STORMWATER MGMT FACILITY	BLOCK 291-292		1.401	7.18
GROSS TOTAL AREA		339	19.519	100.00
NET DEVELOPABLE AREA = 16.102ha (EXCL. BLOCK 289-292)				
DEVELOPABLE DENSITY = 21.05 units/ha				

#	ISSUED FOR REVIEW	2024-09-19	TA
0			
#	REVISION	DATE	INIT

**UPPER CANADA CONSULTANTS**  
ENGINEERS / PLANNERS

DRAWING TITLE	DRAFTING	TA
DRAFT PLAN OF SUBDIVISION	DATE	OCTOBER 7, 2024
	PRINTED	OCTOBER 7, 2024
	SCALE	1:1000
	DWG No.	1601-DP
	REV	0