



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

**DRAFT PLAN**

**LEGAL DESCRIPTION**

PART OF TOWNSHIP LOT 175  
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.

BSI: \_\_\_\_\_ DATE: DECEMBER 9, 2024

**SURVEYOR'S CERTIFICATE**

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

*[Signature]* NOV. 30, 2023 DATE  
J.D. BARNES LIMITED  
DASHA PAGE, OLS

**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 1-58	58	1.976	12.16
RICE RD STREET TOWNHOUSE	BLOCK 61-70	7	0.280	1.72
BACK TO BACK TOWNHOUSE	BLOCK 59-60	76	0.861	5.30
STREET TOWNHOUSE	BLOCK 71-122	257	5.205	32.04
PARK	BLOCK 123-124		0.701	4.31
WATERCOURSE	BLOCK 125-126		1.086	6.68
SWM PONDS	BLOCK 127-128		1.016	6.25
ENVIRONMENTAL PROTECTION	BLOCK 129		1.184	7.29
5m ROADWAY WIDENING	BLOCK 130		0.203	1.25
ROADWAY	BLOCK 130		3.737	23.00
TOTAL		398	16.246	100.00

DEVELOPABLE AREA = 13.976ha (EXCLUDES BLOCK 125,126,129)  
DEVELOPABLE DENSITY = 28.48 units/ha  
PARK - 0.701ha/13.976ha = 5.02% OF DEVELOPABLE AREA

ISSUED FOR REVIEW	2024-12-04	TA
REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	TA
<b>DRAFT PLAN OF SUBDIVISION</b>	DATE	DECEMBER 9, 2024
	PRINTED	DECEMBER 9, 2024
	SCALE	1:750
	DWG. No.	2200-DP
	REV	0