



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

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 59-60 | 7 | 0.280 | 1.72 |
| BACK TO BACK TOWNHOUSE | BLOCK 61-70 | 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 | | | 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 | DATE | INIT |
|---|-------------------|------------|------|
| 0 | ISSUED FOR REVIEW | 2024-12-09 | TA |
| # | REVISION | DATE | INIT |



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| DRAWING TITLE PHASING PLAN OF SUBDIVISION | DRAFTING | TA |
| | DATE | DECEMBER 9, 2024 |
| | PRINTED | DECEMBER 9, 2024 |
| | SCALE | 1:750 |
| DWG. No. | REV | |
| 2200-PHASE | 0 | |