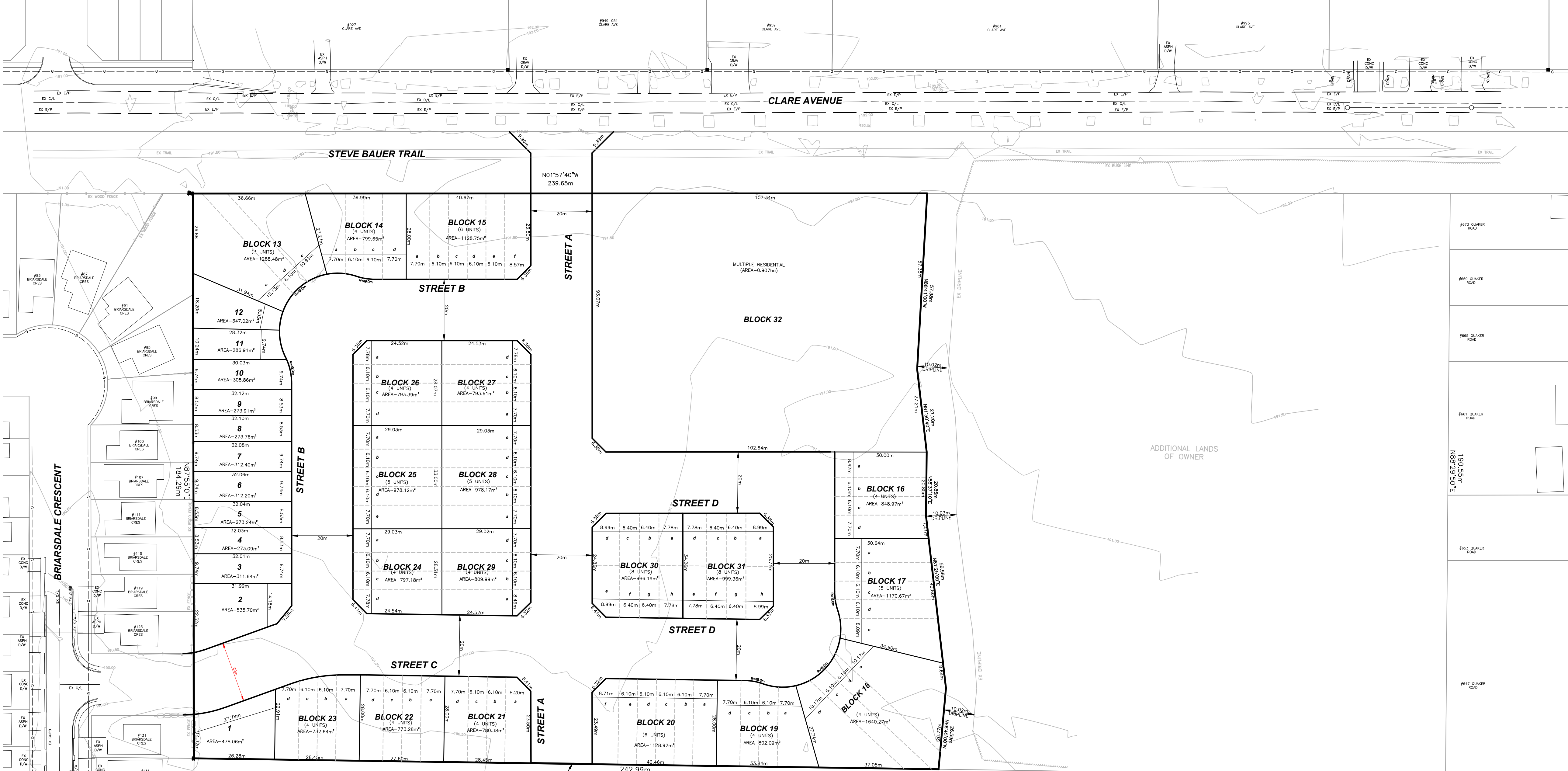
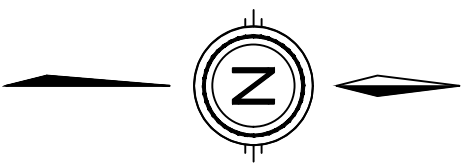
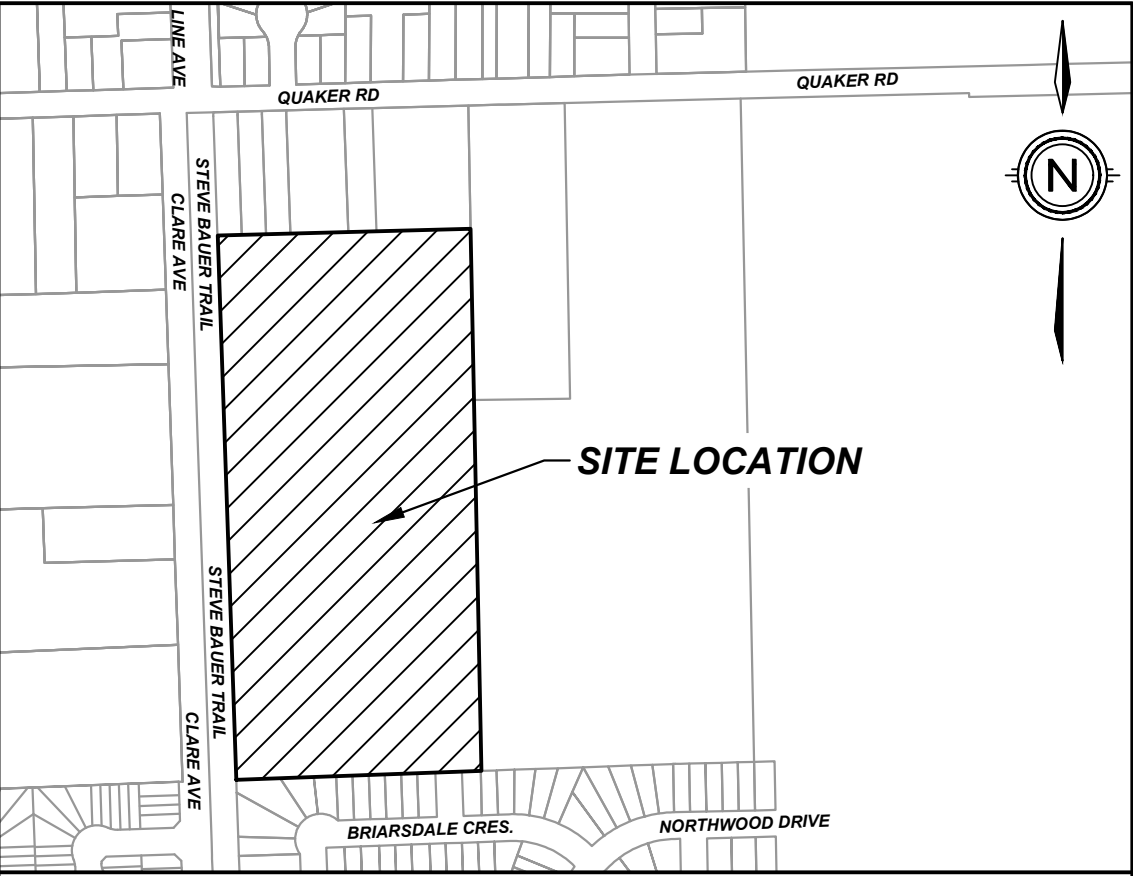


CLARE AVENUE
CITY OF WELLAND



BLOCK No.	UNIT No.	AREA (m2)	BLOCK No.	UNIT No.	AREA (m2)	BLOCK No.	UNIT No.	AREA (m2)	
BLOCK 13	A	579.94	BLOCK 21	A	223.12	BLOCK 30	a	133.05	
	B	252.66		B	170.82		(BACK-TO-BACK)	b	109.15
	C	455.90		C	170.85			c	108.84
BLOCK 14	A	249.76	BLOCK 22	D	215.70	BLOCK 31	d	142.26	
	B	163.81		A	215.73		(BACK-TO-BACK)	e	142.14
	C	170.39		B	170.93			f	108.73
BLOCK 15	D	215.62	BLOCK 23	C	170.96	BLOCK 32	g	109.03	
	A	215.63		D	215.80			h	132.96
	B	170.82		A	215.15			a	145.65
BLOCK 16	C	170.82	BLOCK 24	B	168.23	BLOCK 33	b	110.50	
	D	170.83		C	161.71		(BACK-TO-BACK)	c	110.20
	E	170.83		D	187.50			d	133.54
BLOCK 17	F	229.82	BLOCK 25	A	219.67	BLOCK 34	e	133.41	
	A	251.93		B	177.11			f	110.09
	B	182.29		C	177.10			g	110.39
BLOCK 18	C	181.93	BLOCK 26	D	223.55	BLOCK 35	h	145.52	
	D	232.65		A	223.54				
	E	239.55		B	177.08				
BLOCK 19	F	194.68	BLOCK 27	C	177.08	BLOCK 36			
	A	198.85		D	177.07				
	B	197.81		E	223.51				
BLOCK 20	C	339.47	BLOCK 28	A	223.50	BLOCK 37			
	D	614.29		B	177.05				
	E	294.16		C	177.05				
BLOCK 21	F	272.93	BLOCK 29	D	215.76	BLOCK 38			
	A	458.89		A	215.80				
	B	254.69		B	177.08				
BLOCK 22	C	161.99	BLOCK 30	C	177.08	BLOCK 39			
	D	169.76		D	223.51				
	E	215.60		A	223.51				
BLOCK 23	F	170.80	BLOCK 31	B	177.06	BLOCK 40			
	A	170.80		C	177.05				
	B	170.80		D	177.05				
BLOCK 24	C	170.80	BLOCK 32	E	177.05	BLOCK 41			
	D	170.80		F	223.48				
	E	170.80		A	223.47				
BLOCK 25	F	230.11	BLOCK 33	B	177.03	BLOCK 42			
	A	230.11		C	177.02				
	B	230.11		D	232.51				



KEY PLAN
N.T.S.

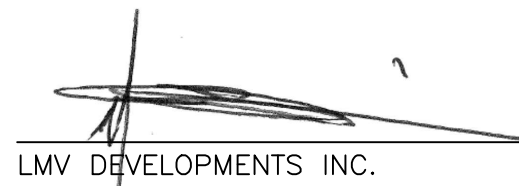
DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 236
GEOGRAPHIC TOWNSHIP OF THOROLD
NOW IN THE CITY OF WELLAND
REGIONAL MUNICIPALITY OF NIAGARA

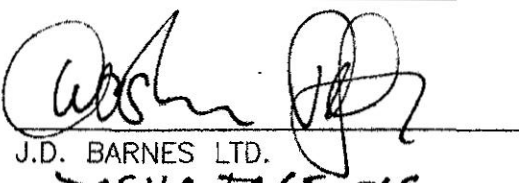
OWNER'S CERTIFICATE

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.

 APRIL 3, 2025
LMV DEVELOPMENTS INC. DATE

SURVEYOR'S CERTIFICATE

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

 FEB. 12, 2025
J.D. BARNES LTD. DATE
JASHA PAGE, OCS 22-16-132-00

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 1-12	12	0.399	8.93
STREET TOWN RESIDENTIAL	BLOCK 13-29	74	1.624	36.35
BACK-to-BACK TOWNS	BLOCK 30-31	16	0.198	4.43
MULTIPLE FAMILY RESIDENTIAL	BLOCK 32	126	0.907	20.30
0.3m RESERVE	BLOCK 33		0.001	0.02
ROADWAY			1.339	29.97
TOTAL		228	4.468	100.00
DEVELOPABLE AREA = 4.468ha				
DEVELOPABLE DENSITY = 51.03 units/ha				

0	ISSUED FOR APPROVAL	2025-04-03	TA
#	REVISION	DATE	INIT



DRAWING TITLE DRAFT PLAN OF SUBDIVISION	DRAFTING	TA
	DATE	APRIL 3, 2025
	PRINTED	APRIL 3, 2025
	SCALE	1:750
	DWG No.	2205-DP
		REV
		0