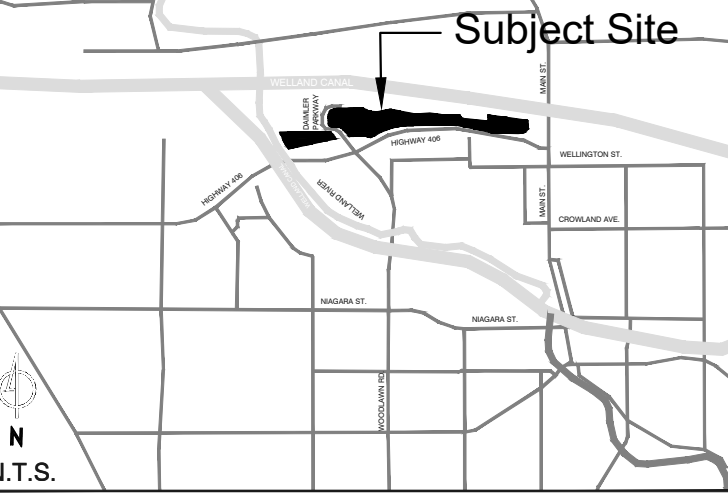


DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION:

PART OF LOTS 19 AND 20, CONCESSION 1
PART OF LOTS 19 AND 20, CONCESSION 2
PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND 2 (CLOSED BY BY-LAW 5596)
PART OF LOT 18, CONCESSION 3
PART OF LOT 18, CONCESSION 4
PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4 (CLOSED BY BY-LAW 5596)
TOWNSHIP OF CROWLAND
LOTS 25 TO 28 (INCLUSIVE)
LOTS 29 TO 30 (INCLUSIVE)
PART OF LOTS 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41
PART OF LOT 42 STREET (CLOSED BY BY-LAW 5597)
REGISTERED PLAN 875
REGISTERED PLAN 56, TOWNSHIP OF CROWLAND
BLOCKS 186, 189 AND 193
REGISTERED PLAN 58-6609
CITY OF WELLAND
REGIONAL MUNICIPALITY OF NIAGARA

KEY PLAN:



REQUIRED INFORMATION:

AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990:
(a) SEE PLAN (h) MUNICIPAL WATER AND SEWAGE AVAILABLE
(b) SEE PLAN (i) SILTY CLAY/ SILT & SANDY SILT
(c) SEE KEY MAP (j) SEE PLAN
(d) SEE SCHEDULE OF LAND USE (k) MUNICIPAL WATER AND SEWAGE AVAILABLE
(e) SEE PLAN (l) SEE PLAN
(f) SEE PLAN (m) SEE PLAN
(g) SEE PLAN (n) SEE PLAN
NOTE: CONTOURS RELATE TO CANADIAN GEODETIC DATUM

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE AND CORRECTLY SHOWN IN ACCORDANCE WITH A PLAN OF SURVEY PREPARED BY SUDA & MALESZYK SURVEYING INC.

ORIGINAL SIGNED

Philip S. Suda O.L.S.
Suda & Maleszyk Surveying Inc.

ORIGINAL SIGNED

DATE

OWNER'S CERTIFICATE:

I HEREBY AUTHORIZE THE BIGLIERI GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF WELLAND

ORIGINAL SIGNED

Zhou Qing
2599587 Ontario Ltd.

ORIGINAL SIGNED

DATE

HUNTERS POINTE

2599587 Ontario Ltd.

APPROVAL STAMP:



REVISIONS

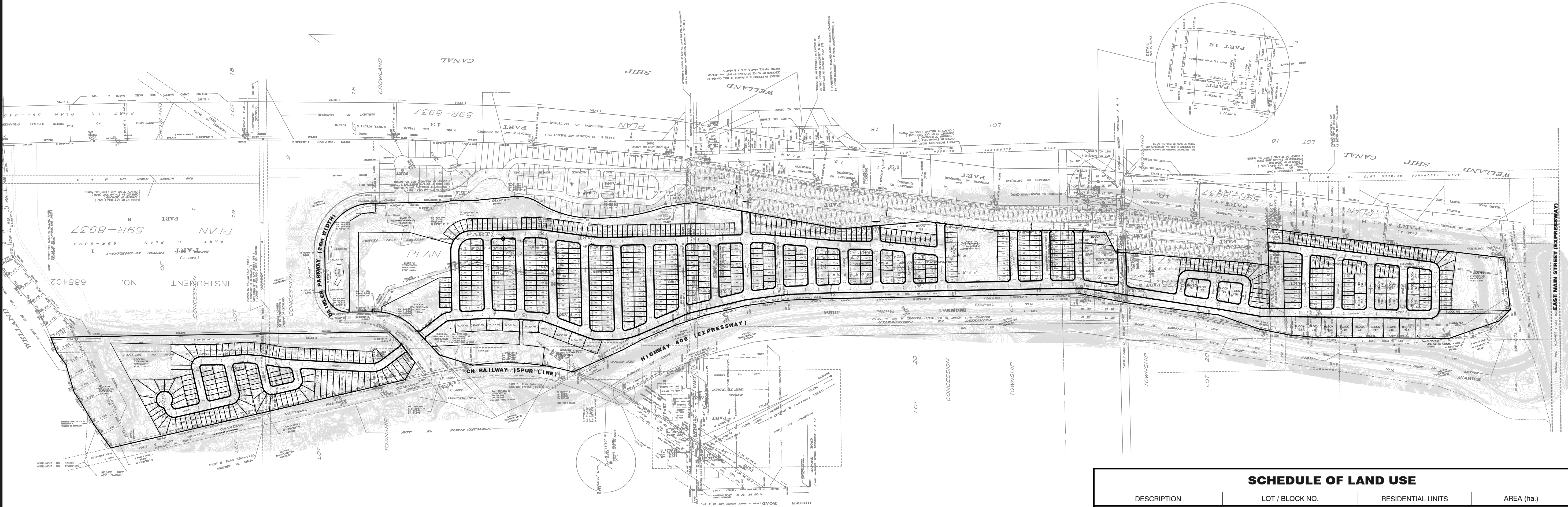
3			
2			
1	REVISION FOR SECOND SUBMISSION	19.11.12	JS
No.	Description	Date	Int.

PROJECT No.:	17453
DATE:	March 1, 2018



SCALE:	1:5000
DRAFTED BY:	JS
CHECKED BY:	MM

DRAWING No.: **DP-00**



SCHEDULE OF LAND USE			
DESCRIPTION	LOT / BLOCK NO.	RESIDENTIAL UNITS	AREA (ha.)
SINGLE DETACHED RESIDENTIAL			
MINIMUM LOT WIDTH 15.24m (50')	36, 37, 49, 60-88, 115-129, 408-432, 436-447, 451-460, 463-470, 476-481, 502	109	31.05
MINIMUM LOT WIDTH 12.19m (40')	1-11, 15-35, 38-47, 50-59, 96-114, 130-407, 433-435, 448-450, 461, 462, 471-475, 482-501, 503-531, 535-537, 544-581,	452	
MINIMUM LOT WIDTH 10.67m (35')	12-14, 48, 89-95, 532-534, 538-543, 582-735	174	
TOTAL SINGLE DETACHED		735	
STREET TOWNHOUSE MINIMUM LOT WIDTH 6.1m	736-752, 759-762, 770-778,	178	4.17
CONDO TOWNS	779	28	1.20
STACKED TOWNHOUSE	757	44	0.90
MIXED USE (RESIDENTIAL & COMMERCIAL)	763, 764, 784	170	3.40
NET DEVELOPABLE TOTAL		1155	40.72
FUTURE RESIDENTIAL BLOCK	765, 768		0.48
EMERGENCY ACCESS	758		0.06
STORMWATER MANAGEMENT POND	755, 766, 782, 785		7.67
OPEN SPACE AND RECREATION	753, 754, 756, 767, 769, 780, 781, 783, 786		17.57
RIGHT OF WAY	STREETS A-AD		18.32
TOTAL SITE AREA		1155	84.82

