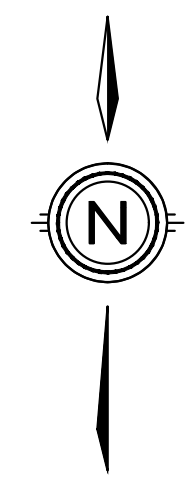
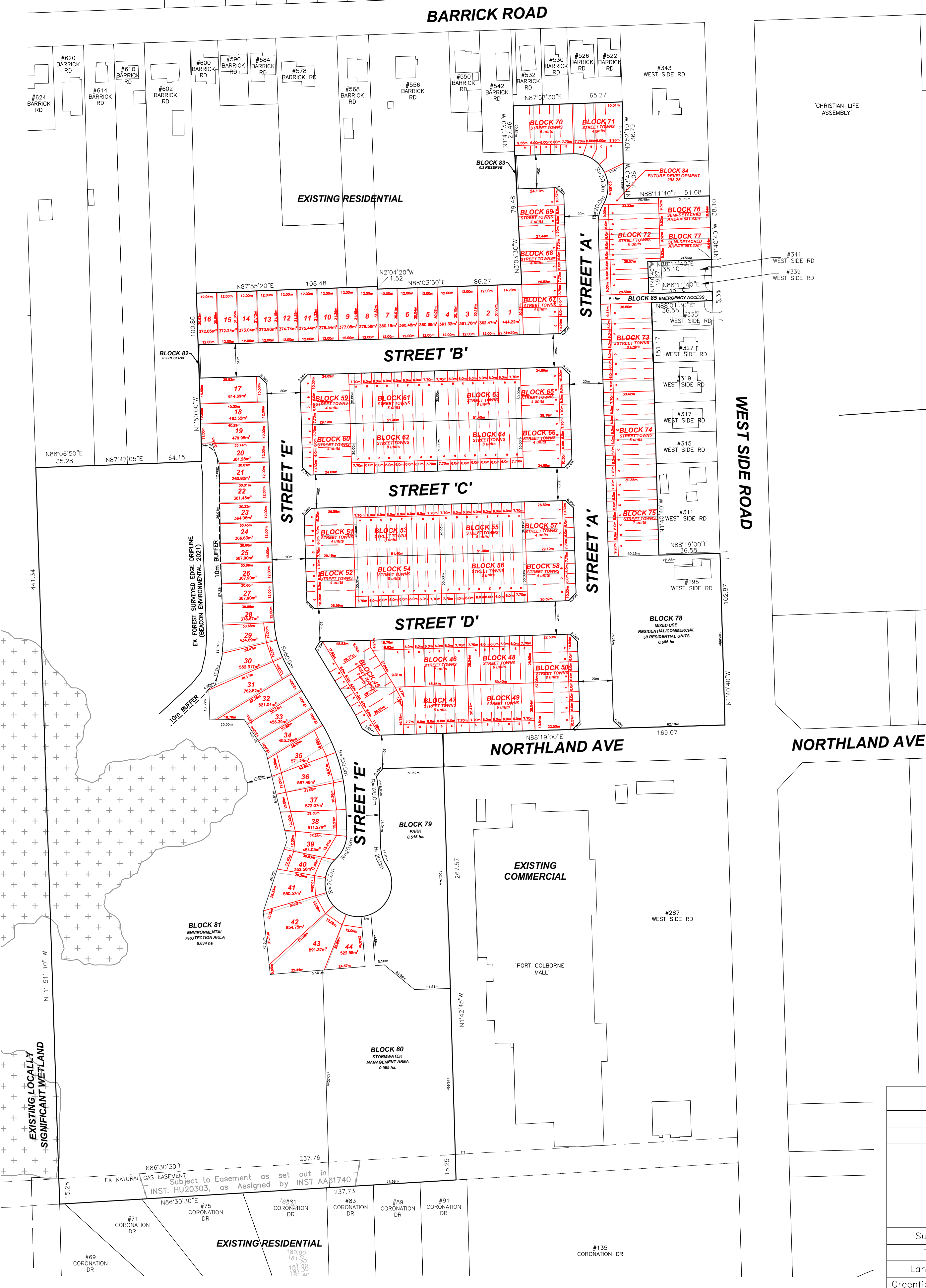


STREET TOWNHOUSE BLOCK UNIT AREA

BLOCK 45 TOTAL AREA = 1756.55m ²	BLOCK 56 TOTAL AREA = 1542.00m ²
UNIT A 369.16m ²	UNIT A 231.00m ²
B 172.62m ²	B 180.00m ²
C 172.62m ²	C 180.00m ²
D 172.62m ²	D 180.00m ²
E 172.48m ²	E 180.00m ²
F 172.79m ²	F 180.00m ²
G 173.23m ²	G 180.00m ²
H 351.03m ²	H 231.00m ²
BLOCK 46 TOTAL AREA = 1471.62m ²	BLOCK 57 TOTAL AREA = 865.86m ²
UNIT A 395.22m ²	UNIT A 290.50m ²
B 171.31m ²	B 175.12m ²
C 171.31m ²	C 175.12m ²
D 171.31m ²	D 225.12m ²
E 171.31m ²	
F 171.31m ²	BLOCK 58 TOTAL AREA = 865.86m ²
G 219.85m ²	UNIT A 225.12m ²
	B 175.12m ²
BLOCK 47 TOTAL AREA = 1141.13m ²	C 175.12m ²
UNIT A 237.75m ²	D 290.50m ²
B 171.04m ²	
C 171.06m ²	BLOCK 59 TOTAL AREA = 865.86m ²
D 170.87m ²	UNIT A 290.50m ²
E 171.17m ²	B 175.12m ²
F 219.24m ²	C 175.12m ²
	D 225.12m ²
BLOCK 48 TOTAL AREA = 1124.94m ²	BLOCK 60 TOTAL AREA = 865.86m ²
UNIT A 219.85m ²	UNIT A 225.12m ²
B 171.31m ²	B 175.12m ²
C 171.31m ²	C 175.12m ²
D 171.31m ²	D 290.50m ²
E 171.31m ²	
F 219.85m ²	BLOCK 61 TOTAL AREA = 1542.00m ²
	UNIT A 231.00m ²
BLOCK 49 TOTAL AREA = 1122.00	B 180.00m ²
UNIT A 218.37m ²	C 180.00m ²
B 170.92m ²	D 180.00m ²
C 170.98m ²	E 180.00m ²
D 171.04m ²	F 180.00m ²
E 171.07m ²	G 180.00m ²
F 219.62m ²	H 231.00m ²
BLOCK 50 TOTAL AREA = 1521.76m ²	BLOCK 62 TOTAL AREA = 1542.00m ²
UNIT A 274.59m ²	UNIT A 231.00m ²
B 162.00m ²	B 180.00m ²
C 162.00m ²	C 180.00m ²
D 162.00m ²	D 180.00m ²
E 162.00m ²	E 180.00m ²
F 162.00m ²	F 180.00m ²
G 162.00m ²	G 180.00m ²
H 275.17m ²	H 231.00m ²
BLOCK 51 TOTAL AREA = 865.86m ²	BLOCK 63 TOTAL AREA = 1542.00m ²
UNIT A 290.50m ²	UNIT A 231.00m ²
B 175.12m ²	B 180.00m ²
C 175.12m ²	C 180.00m ²
D 225.12m ²	D 180.00m ²
	E 180.00m ²
BLOCK 52 TOTAL AREA = 865.86m ²	F 180.00m ²
UNIT A 225.12m ²	G 180.00m ²
B 175.12m ²	H 231.00m ²
C 175.12m ²	
D 290.50m ²	BLOCK 64 TOTAL AREA = 1542.00m ²
	UNIT A 231.00m ²
BLOCK 53 TOTAL AREA = 1542.00m ²	B 180.00m ²
UNIT A 231.00m ²	C 180.00m ²
B 180.00m ²	D 180.00m ²
C 180.00m ²	E 180.00m ²
D 180.00m ²	F 180.00m ²
E 180.00m ²	G 180.00m ²
F 180.00m ²	H 231.00m ²
G 180.00m ²	
H 231.00m ²	BLOCK 65 TOTAL AREA = 865.86m ²
	UNIT A 290.50m ²
BLOCK 54 TOTAL AREA = 1542.00m ²	B 175.12m ²
UNIT A 231.00m ²	C 175.12m ²
B 180.00m ²	D 225.12m ²
C 180.00m ²	E 180.00m ²
D 180.00m ²	F 180.00m ²
E 180.00m ²	G 180.00m ²
F 180.00m ²	H 231.00m ²
G 180.00m ²	
H 231.00m ²	BLOCK 66 TOTAL AREA = 865.86m ²
	UNIT A 225.12m ²
BLOCK 55 TOTAL AREA = 1542.00m ²	B 175.12m ²
UNIT A 231.00m ²	C 175.12m ²
B 180.00m ²	D 290.50m ²
C 180.00m ²	
D 180.00m ²	BLOCK 67 TOTAL AREA = 769.07m ²
E 180.00m ²	UNIT A 183.76m ²
F 180.00m ²	B 160.93m ²
G 180.00m ²	C 160.93m ²
H 231.00m ²	D 263.45m ²
BLOCK 56 TOTAL AREA = 1542.00m ²	BLOCK 68 TOTAL AREA = 743.27m ²
UNIT A 231.00m ²	UNIT A 210.60m ²
B 180.00m ²	B 163.16m ²
C 180.00m ²	C 162.36m ²
D 180.00m ²	D 207.15m ²
E 180.00m ²	
F 180.00m ²	BLOCK 69 TOTAL AREA = 825.13m ²
G 180.00m ²	UNIT A 280.24m ²
H 231.00m ²	B 166.89m ²
	C 166.07m ²
	D 211.93m ²

NORTHLAND ESTATES

CITY OF PORT COLBORNE



BLOCK 70 TOTAL AREA = 1054.60m ²
UNIT A 285.54m ²
B 179.27m ²
C 179.45m ²
D 179.61m ²
E 230.73m ²

BLOCK 71 TOTAL AREA = 1060.00m ²
UNIT A 228.45m ²
B 195.64m ²
C 222.83m ²
D 413.08m ²

BLOCK 72 TOTAL AREA = 1843.93m ²
UNIT A 260.91m ²
B 174.01m ²
C 213.61m ²
D 219.41m ²
E 219.41m ²
F 219.41m ²
G 219.36m ²
H 317.81m ²

BLOCK 73 TOTAL AREA = 1609.77m ²
UNIT A 234.31m ²
B 182.64m ²
C 182.69m ²
D 182.74m ²
E 182.79m ²
F 182.84m ²
G 182.89m ²
H 278.87m ²

BLOCK 74 TOTAL AREA = 1561.90m ²
UNIT A 233.74m ²
B 182.19m ²
C 182.25m ²
D 182.30m ²
E 182.35m ²
F 182.40m ²
G 182.45m ²
H 234.22m ²

BLOCK 75 TOTAL AREA = 1421.38m ²
UNIT A 279.18m ²
B 181.81m ²
C 181.85m ²
D 181.90m ²
E 181.95m ²
F 181.01m ²
G 233.68m ²

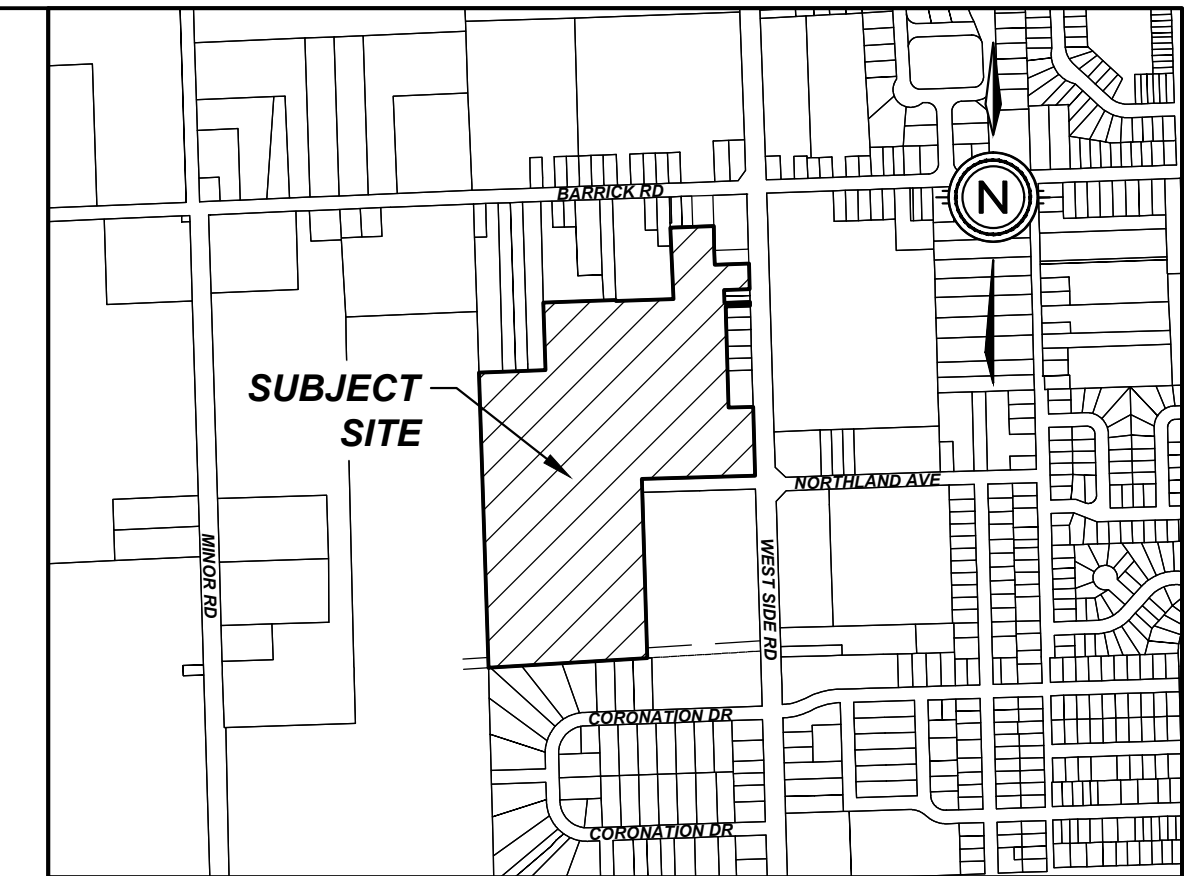
LAND USE SCHEDULE

LAND USE	LOT/BLOCK	UNIT NO.	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	1-44	44	1.993	11.96
STREET TOWN RESIDENTIAL	45-75	189	3.828	22.96
SEMI-DETACHED RESIDENTIAL	76-77	4	0.116	0.70
MIXED-USE RES./COMM.	78	50	0.686	4.12
PARK	79		0.515	3.09
STORMWATER MGMT FACILITY	80		1.373	8.24
ENVIRONMENTAL PROTECTION AREA	81		5.424	32.54
0.3m RESERVE	82-83		0.004	0.02
FUTURE DEVELOPMENT	84		0.030	0.18
EMERGENCY ACCESS	85		0.036	0.22
ROADWAY			2.665	15.99
TOTAL		287	16.670	100.00

DEVELOPABLE AREA (EXCLUDING EPA) = 10.836ha
DEVELOPABLE DENSITY = 26.49 units/ha

GREENFIELD DENSITY CALCULATION

	People		Jobs		Total
	Units	Ratio	Units	Ratio	
	287 Dwellings	2.28 people per dwelling ¹	287 Dwellings	5% "at home" employment	14.35 Jobs
			16,576.42m ² of commercial space ²	1 employee per 5000m ² of commercial space ²	33.15 Jobs
Subtotal	654.36 people		47.50 jobs		
Total	701.86 people and jobs				
Land Area	10.84 hectares (exclusive of the Environmental Protection Area)				
Greenfield Density	64.75 people and jobs per hectare				



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 31, CONCESSION 2
GEOGRAPHIC TOWNSHIP OF HUMBERSTONE
CITY OF PORT COLBORNE
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 PORT COLBORNE FOR APPROVAL.

2600261-ONTARIO, INC. JUNE 24, 2022
DATE

2751131-ONTARIO, INC. JULY 22, 2022
DATE

Arthur Eko
ARTHUR EKO JULY 22, 2022
DATE

SURVEYOR'S CERTIFICATE

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

Roy S. Kirkup
ROY S. KIRKUP B.Sc., O.L.P., Ontario Land Surveyor Oct 02, 2022
DATE
KIRKUP MASCOE JRE SURVEYING
(a Division of J.D. Barnes Limited)

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) VARIOUS TEXTURES OVER BEDROCK
- j) SEE PLAN
- k) FULL SERVICE
- l) SEE PLAN

#	REVISION	DATE	INIT
2	PROPOSED REDLINE REVISION	2024-07-09	A.S.
1	REVISED AS PER REGION'S COMMENTS	2022-11-25	M.K.
0	ISSUED FOR APPROVAL	2022-10-03	M.K.



DRAWING TITLE	DRAFTING	MKAS
DRAFT PLAN OF SUBDIVISION (REDLINE)	DATE	JULY 9, 2024
	PRINTED	JULY 9, 2024
	SCALE	1:1500
	DWG. No.	21132-DP
	REV	1