

NORTHLAND ESTATES CITY OF PORT COLBORNE

STREET TOWNHOUSE BLOCK UNIT AREA

BLOCK 45 TOTAL AREA = 1756.55m ²	UNIT A	389.16m 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	172.62m ²	E	180.00m ²
	F	172.62m ²	F	180.00m ²
	G	172.62m ²	G	180.00m ²
	H	172.62m ²	H	180.00m ²
BLOCK 46 TOTAL AREA = 1471.62m ²	UNIT A	352.52m ²	BLOCK 57 TOTAL AREA = 865.86m ²	
	B	176.26m ²	UNIT A	280.50m ²
	C	176.26m ²	B	175.12m ²
	D	176.26m ²	C	175.12m ²
	E	176.26m ²	D	175.12m ²
	F	176.26m ²	E	175.12m ²
	G	176.26m ²	F	175.12m ²
	H	176.26m ²	G	175.12m ²
BLOCK 47 TOTAL AREA = 1141.37m ²	UNIT A	237.59m ²	D	280.50m ²
	B	170.04m ²	UNIT A	280.50m ²
	C	170.04m ²	B	175.12m ²
	D	170.04m ²	C	175.12m ²
	E	170.04m ²	D	175.12m ²
	F	170.04m ²	E	175.12m ²
	G	170.04m ²	F	175.12m ²
	H	170.04m ²	G	175.12m ²
BLOCK 48 TOTAL AREA = 1124.94m ²	UNIT A	219.85m ²	D	225.12m ²
	B	171.31m ²	UNIT A	225.12m ²
	C	171.31m ²	B	175.12m ²
	D	171.31m ²	C	175.12m ²
	E	171.31m ²	D	175.12m ²
	F	171.31m ²	E	175.12m ²
	G	171.31m ²	F	175.12m ²
	H	171.31m ²	G	175.12m ²
BLOCK 49 TOTAL AREA = 1122.00	UNIT A	219.85m ²	H	175.12m ²
	B	171.31m ²	UNIT A	231.00m ²
	C	171.31m ²	B	180.00m ²
	D	171.31m ²	C	180.00m ²
	E	171.31m ²	D	180.00m ²
	F	171.31m ²	E	180.00m ²
	G	171.31m ²	F	180.00m ²
	H	171.31m ²	G	180.00m ²
BLOCK 50 TOTAL AREA = 1521.78m ²	UNIT A	274.99m ²	H	180.00m ²
	B	152.00m ²	UNIT A	231.00m ²
	C	152.00m ²	B	180.00m ²
	D	152.00m ²	C	180.00m ²
	E	152.00m ²	D	180.00m ²
	F	152.00m ²	E	180.00m ²
	G	152.00m ²	F	180.00m ²
	H	275.17m ²	G	180.00m ²
BLOCK 51 TOTAL AREA = 865.86m ²	UNIT A	275.17m ²	H	231.00m ²
	B	175.12m ²	UNIT A	231.00m ²
	C	175.12m ²	B	180.00m ²
	D	225.23m ²	C	180.00m ²
	E	175.12m ²	D	180.00m ²
	F	175.12m ²	E	180.00m ²
	G	175.12m ²	F	180.00m ²
	H	175.12m ²	G	180.00m ²
BLOCK 52 TOTAL AREA = 865.86m ²	UNIT A	225.12m ²	H	231.00m ²
	B	175.12m ²	UNIT A	231.00m ²
	C	175.12m ²	B	180.00m ²
	D	225.23m ²	C	180.00m ²
	E	175.12m ²	D	180.00m ²
	F	175.12m ²	E	180.00m ²
	G	175.12m ²	F	180.00m ²
	H	175.12m ²	G	180.00m ²
BLOCK 53 TOTAL AREA = 1542.00m ²	UNIT A	231.00m ²	H	231.00m ²
	B	180.00m ²	UNIT A	280.50m ²
	C	180.00m ²	B	175.12m ²
	D	180.00m ²	C	175.12m ²
	E	180.00m ²	D	175.12m ²
	F	180.00m ²	E	175.12m ²
	G	180.00m ²	F	175.12m ²
	H	231.00m ²	G	175.12m ²
BLOCK 54 TOTAL AREA = 1542.00m ²	UNIT A	231.00m ²	H	231.00m 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
BLOCK 55 TOTAL AREA = 1542.00m ²	UNIT A	231.00m ²	H	231.00m ²
	B	180.00m ²	UNIT A	210.60m ²
	C	180.00m ²	B	163.56m ²
	D	180.00m ²	C	162.36m ²
	E	180.00m ²	D	162.36m ²
	F	180.00m ²	E	162.36m ²
	G	180.00m ²	F	162.36m ²
	H	231.00m ²	G	162.36m ²



SUBJECT SITE

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 14, CONVESSION 2
GEOGRAPHIC COMPOUND OF MURKINSTONE
CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA


OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY
AUTHORIZE UPPER CANADA CONSULTANTS TO
PREPARE AND FILE THIS DRAFT PLAN OF
SUBDIVISION TO THE CITY OF PORT COLBORNE
FOR APPROVAL.

26002061-ONTARIO INC. DATE
JUNE 24, 2022

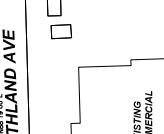
27511513-ONTARIO INC. DATE
JULY 22, 2022

ARTHUR SEKO DATE
JULY 22, 2022


 ARTHUR SEKO

SURVEYOR'S CERTIFICATE

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


 ROY S. ORLANDI, P. Eng., Ontario Land Surveyor, DATE
OCT. 03, 2022
 (a Division of J.D. Burns & Associates)


REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE PLAN
- e) VARIOUS TEXTURES
- f) SEE PLAN
- g) FULL PLAN
- h) MUNICIPAL WATER
- i) SEE PLAN

NO.	PROPOSED/REVISED/ISSUED FOR APPROVAL/REVISOR	REVISION	DATE	BY
2	PROPOSED	REDLINE REVISION	2024-07-09	A.S
1	REVISION	AS PER REGION'S COMMENTS	2022-11-25	M.K
0	ISSUED	FOR APPROVAL	2022-10-03	M.K
0	ISSUED	FOR APPROVAL		
0	ISSUED	FOR APPROVAL		
0	ISSUED	FOR APPROVAL		

DRAFT PLAN OF SUBDIVISION (REDLINE)

DRAFTING MKAS
DATE JULY 9, 2024
SCALE 1:15000
DWG. NO. 21132-DP
REV. 1


 UPPER CANADA
 CONSULTANTS
 ENGINEERS / PLANNERS

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	UNIT NO.	AREA(m ²)	AREA(%)
SINGLE FAMILY RESIDENTIAL	1-44	44	1,093	11.06
STREET TOWN RESIDENTIAL	45-75	109	3,928	22.96
SEMI-DETACHED RESIDENTIAL	76-77	4	0,116	0.73
STREET TOWN RESIDENTIAL (2-2 1/2 STOREY)	78	2	0,319	1.77
STREET TOWN RESIDENTIAL (3-4 STOREY)	79	30	0,515	3.02
STORMWATER MGMT FACILITY	80	1,373	8,24	8.24
ENVIRONMENTAL PROTECTION AREA	81	5,424	32.54	32.54
0.3m RESERVE	82-83	0,024	0.024	0.02
FUTURE DEVELOPMENT	84	0,024	0.15	0.15
ENVIRONMENTAL PROTECTION AREA	85	2,665	15.29	15.29
ROADWAY				
TOTAL		287	16,670	100.00

DEVELOPABLE AREA (EXCLUDING EPA) = 10,836m²
 DEVELOPABLE DENSITY = 26.48 units/ha

GREENFIELD DENSITY CALCULATION

People		Jobs	
Units	Ratio	Units	Ratio
287 Dwellings	2.28 people per dwelling	287 Dwellings	1.43 jobs per dwelling
	654.36 people		413.73 jobs
Subtotal			
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		

