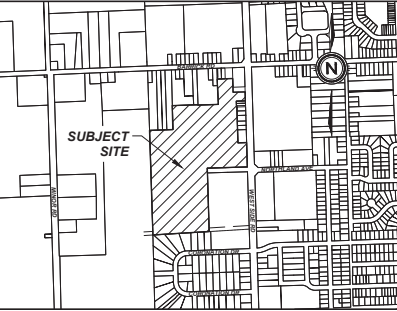


NORTHLAND ESTATES
CITY OF PORT COLBORNE

Report 2022-215
Appendix A



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 SEKO JULY 22, 2022 DATE

SURVEYOR'S CERTIFICATE

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

ROY C. MASCOE, B.Sc., O.L.P., Ontario Land Surveyor DATE
KIRKUP-MASCOE LRS SURVEYING
(a Division of J.D. Barnes Limited)

REQUIREMENTS OF SECTION 51(17)
OF THE PLANNING ACT

- | | | |
|-------------|--------------------|----------------------------------|
| a) SEE PLAN | e) SEE PLAN | i) VARIOUS TEXTURES OVER BEDROCK |
| 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 |

ISSUED FOR APPROVAL	2022-07-25	M.K.
REVISION	DATE	INIT

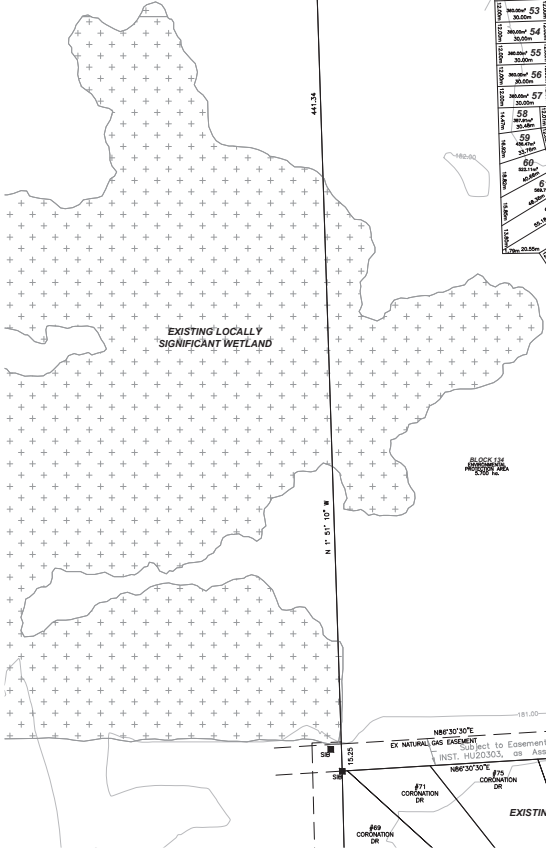


DRAFT PLAN OF
SUBDIVISION

DRAWING TITLE	DRAFTING	MK
DATE	MAY 13, 2022	
PRINTED	JULY 25, 2022	
SCALE	1:1500	
DWG No.	REV	
21132-DP	0	

STREET TOWNHOUSE BLOCK UNIT AREA

BLOCK 123 TOTAL AREA = 714.956m ²	BLOCK 128 TOTAL AREA = 1249.875m ²
UNIT A 309.956m ²	UNIT A 225.000m ²
B 180.000m ²	B 180.000m ²
C 225.000m ²	C 180.000m ²
BLOCK 124 TOTAL AREA = 810.000m ²	D 180.000m ²
UNIT A 225.000m ²	E 180.000m ²
B 180.000m ²	F 304.875m ²
C 180.000m ²	BLOCK 129 TOTAL AREA = 1170.000m ²
D 225.000m ²	UNIT A 225.000m ²
BLOCK 125 TOTAL AREA = 1170.000m ²	B 180.000m ²
UNIT A 225.000m ²	C 180.000m ²
B 180.000m ²	D 180.000m ²
C 180.000m ²	E 180.000m ²
D 180.000m ²	F 225.000m ²
E 180.000m ²	BLOCK 130 TOTAL AREA = 1170.000m ²
F 225.000m ²	UNIT A 225.000m ²
BLOCK 126 TOTAL AREA = 1170.000m ²	B 180.000m ²
UNIT A 225.000m ²	C 180.000m ²
B 180.000m ²	D 180.000m ²
C 180.000m ²	E 180.000m ²
D 180.000m ²	F 225.000m ²
E 180.000m ²	BLOCK 131 TOTAL AREA = 810.000m ²
F 225.000m ²	UNIT A 225.000m ²
BLOCK 127 TOTAL AREA = 1249.875m ²	B 180.000m ²
UNIT A 225.000m ²	C 180.000m ²
B 180.000m ²	D 180.000m ²
C 180.000m ²	BLOCK 132 TOTAL AREA = 722.802m ²
D 180.000m ²	UNIT A 317.802m ²
E 180.000m ²	B 180.000m ²
F 304.875m ²	C 225.000m ²



LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-122	122	5,014	30.11
STREET TOWN RESIDENTIAL	BLOCK 123-132	50	1,024	6.15
MIXED USE RESIDENTIAL/COMMERCIAL	BLOCK 133	50	0,686	4.12
ENVIRONMENTAL PROTECTION AREA	BLOCK 134		5,700	34.23
PARK	BLOCK 135		0,509	3.06
STORMWATER MGMT AREA	BLOCK 136		0,965	5.80
0.3m RESERVE	BLOCK 137-138		0,001	0.01
FUTURE DEVELOPMENT	BLOCK 139		0,051	0.31
ROADWAY			2,700	16.22
TOTAL		222	16,650	100.00
DEVELOPABLE AREA = 10.95 ha.				
DEVELOPABLE DENSITY = 20.27 units/ha				

GREENFIELD DENSITY CALCULATION

	People		Jobs		
	Units	Ratio	Units	Ratio	Total
	222 Dwellings	2.28 people per dwelling	222 Dwellings	5% "at home" employment	11.10 Jobs
			16,576.42ft ² of commercial space	1 employee per 500ft ² of commercial space	33.15 Jobs
Subtotal	506.16 people		44.25 jobs		
Total	550.41 people and jobs				
Land Area	10.95 hectares (exclusive of the Environmental Protection Area)				
Greenfield Density	50.27 people and jobs per hectare				