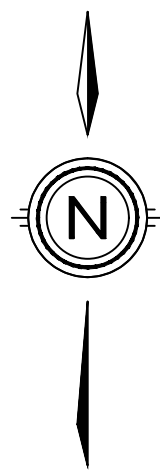


# HABITAT - FIRST STREET

## CITY OF WELLAND

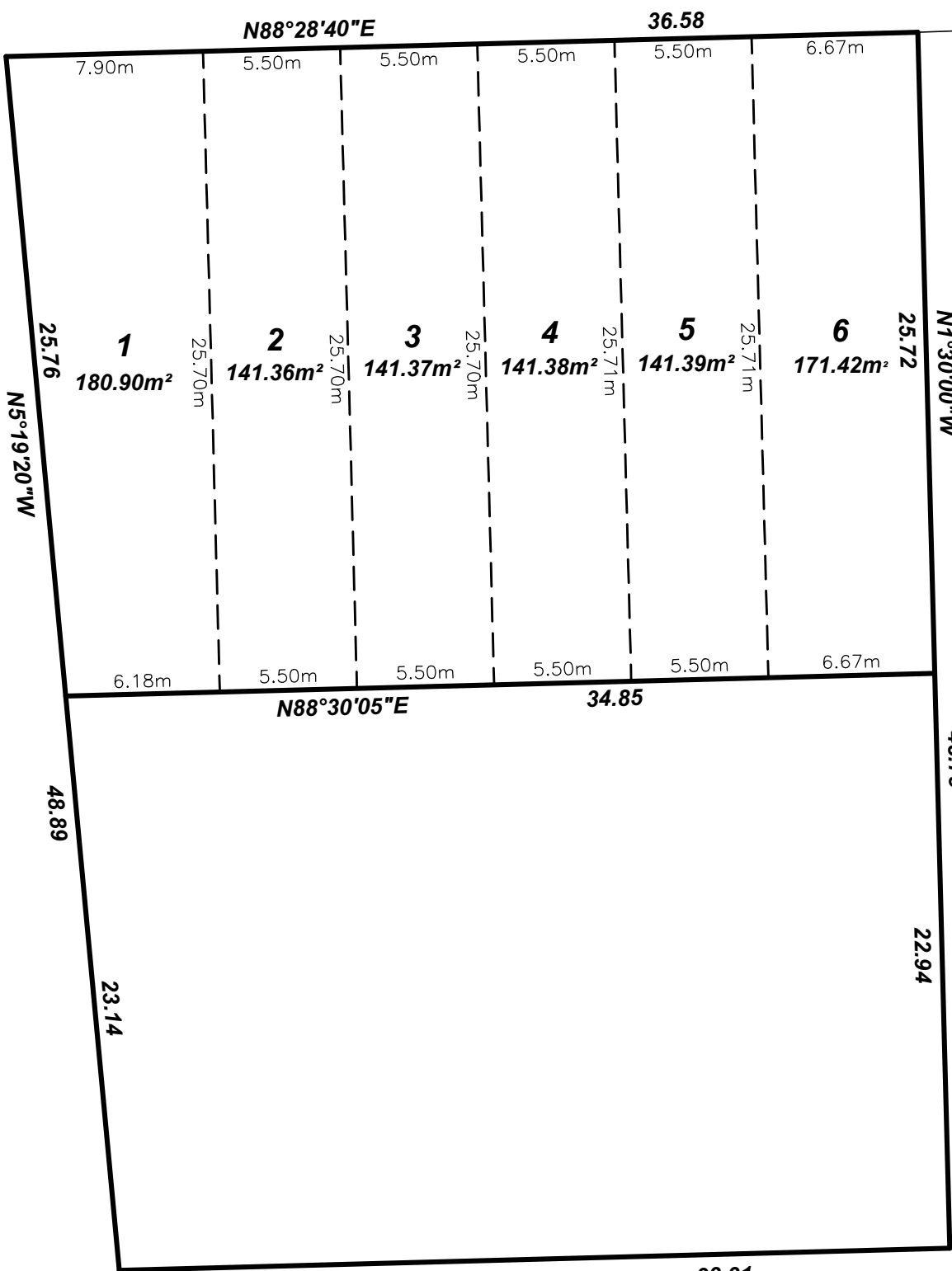


EX. RESIDENTIAL (INSH)

EX. RETIREMENT HOME (INS1)

FIRST STREET

PLYMOUTH ROAD

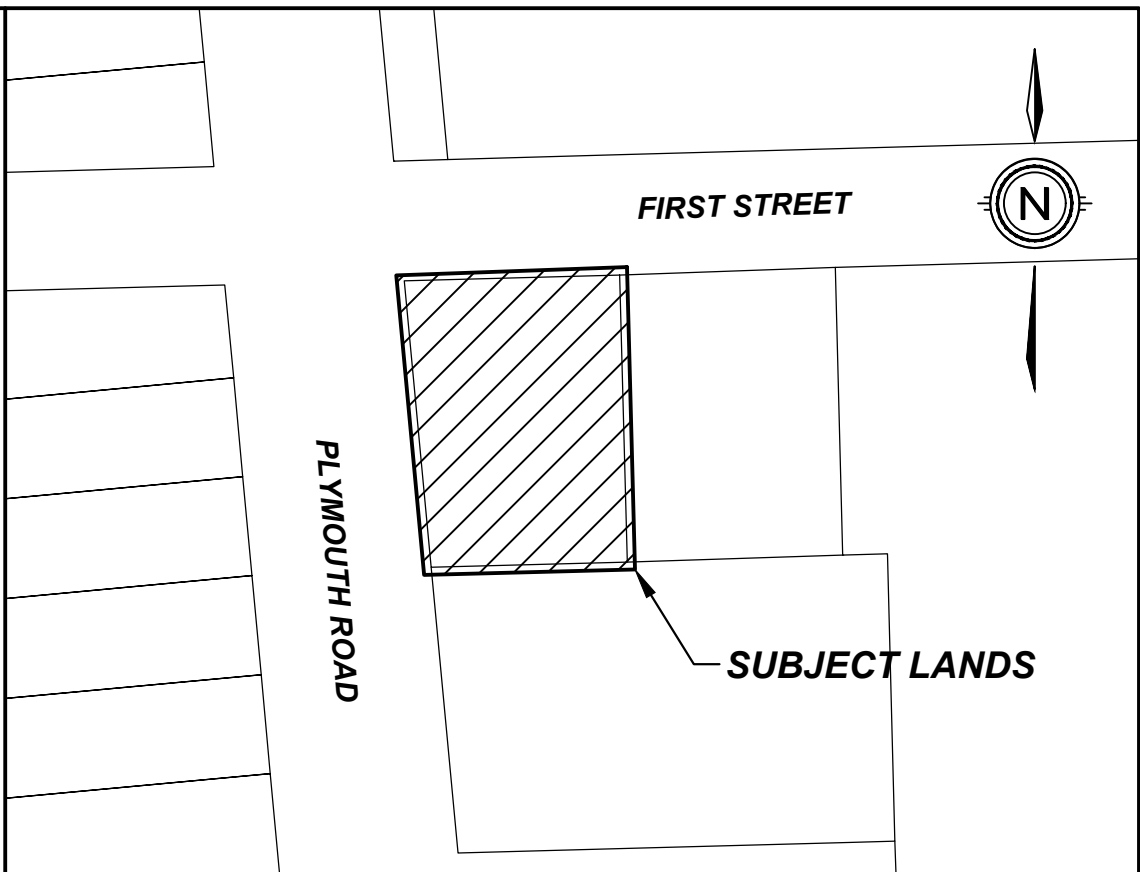


EX. INSTITUTIONAL (IN1)

EX. SCHOOL (RL2)

EX. RESIDENTIAL (INSH)

EX. INSTITUTIONAL (IN1)



### KEY PLAN

N.T.S.

### LEGAL DESCRIPTION

PART OF THE ROAD ALLOWANCE  
BETWEEN LOTS 24 AND 25  
(GEOGRAPHIC TOWNSHIP OF CROWLAND)  
AND PART OF BLOCK U, PLAN 564

### OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY  
AUTHORIZE UPPER CANADA CONSULTANTS TO  
PREPARE AND SUBMIT THIS DRAFT PLAN OF  
SUBDIVISION TO THE -----  
FOR APPROVAL.

OWNER'S NAME \_\_\_\_\_ DATE \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

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

SURVEYOR'S NAME \_\_\_\_\_ DATE \_\_\_\_\_

### 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(m²)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-6	6	917.82	53.86
TOTAL			1703.98	100.00

DEVELOPABLE AREA = 1703.98m²  
DEVELOPABLE DENSITY = 35.21 units/ha

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0	ISSUED FOR REVIEW	YYYY-MM-DD	--
#	REVISION	DATE	INIT



DRAWING TITLE  <b>DRAFT PLAN</b>	DRAFTING	NA
	DATE	JUNE 13, 2024
	PRINTED	FEBRUARY 21, 2025
	SCALE	1:250
DWG No.	REV	
<b>1990-DP</b>	<b>0</b>	