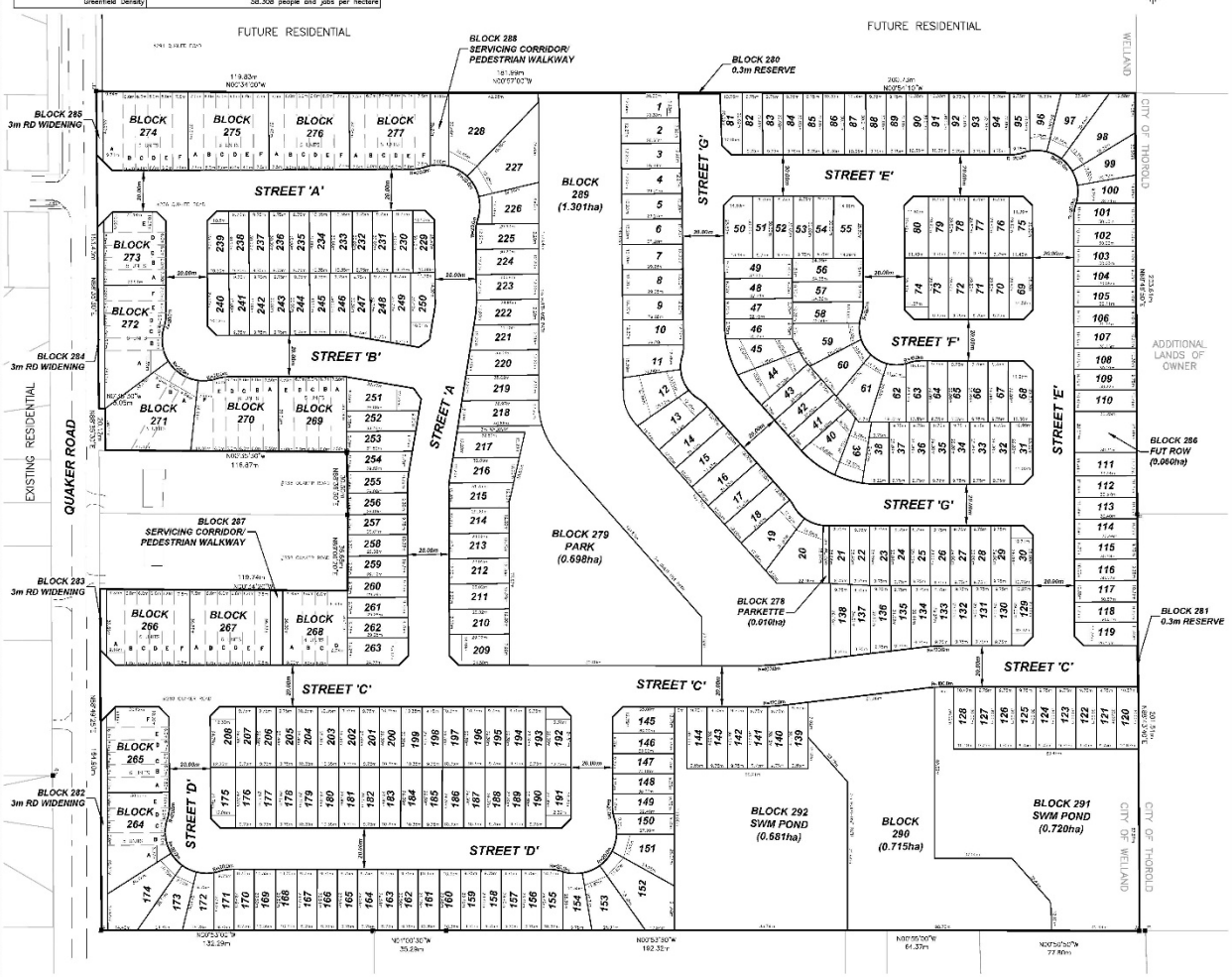
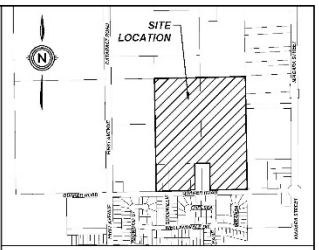
UNIT #	AREA m2	UNIT #	AREA m2	UNIT #	AREA m2
1	345.86	114	296.58	227	237.40
2	347.16	115	297.00	228	1106.84
3	350.32	116	315.73	229	305.98
4	354.23	117	316.19	230	292.15
5	356.93	118	298.39	231	292.18
6	357.16	119	298.49	232	292.18
7	357.16	120	318.39	233	310.16
8	357.20	121	292.48	234	310.15
9	357.22	122	292.49	235	292.17
10	357.24	123	292.49	236	292.17
11	389.94	124	292.50	237	292.16
12	388.08	125	292.51	238	292.15
13	420.08	126	292.51	239	304.40
14	377.15	127	292.53	240	305.26
15	377.15	128	315.09	241	292.55
16	377.15	129	288.69	242	292.68
17	377.15	130	292.56	243	292.38
18	377.15	131	292.55	244	292.31
19	433.57	132	292.55	245	292.82
20	600.76	133	293.85	246	293.43
21	275.19	134	291.27	247	304.94
22	280.06	135	303.59	248	320.86
23	280.73	136	314.06	249	337.98
24	282.58	137	326.00	250	388.70
25	282.23	138	344.40	251	403.15
26	280.78	139	317.44	252	333.81
27	282.55	140	298.21	253	317.28
28	282.48	141	292.47	254	299.25
29	282.44	142	292.45	255	303.71
30	303.72	143	292.43	256	300.88
31	315.14	144	295.36	257	282.34
32	292.76	145	309.99	258	300.90
33	292.30	146	292.48	259	301.26
34	292.34	147	292.47	260	284.92
35	292.38	148	292.46	261	295.79
36	292.42	149	291.96	262	295.24
37	292.46	150	277.09	263	370.59
38	325.13	151	492.30		
39	315.53	152	296.18	264-A	415.77
40	380.02	153	527.78	264-B	170.03
41	293.50	154	304.75	264-C	169.56
42	292.50	155	302.48	264-D	177.46
43	292.50	156	287.15	264-E	224.38
44	334.66	157	297.15	265-A	224.98
45	325.72	158	297.15	265-B	180.00
46	318.20	159	287.14	265-C	180.00
47	319.57	160	304.83	265-D	180.00
48	319.97	161	304.99	265-E	180.00
49	323.10	162	287.48	265-F	279.52
50	412.33	163	287.56	266-A	312.06
51	292.46	164	297.76	266-B	220.39
52	292.46	165	287.74	266-C	220.18
53	292.47	166	287.71	266-D	219.97
54	292.48	167	297.68	266-E	219.76
55	416.17	168	305.35	266-F	274.39
56	392.41	169	325.31	267-A	274.06
57	334.57	170	287.38	267-B	219.01
58	348.08	171	291.81	267-C	216.80
59	472.93	172	329.97	267-D	215.59
60	388.25	173	416.43	267-E	215.37
61	416.48	174	675.84	267-F	272.07
62	379.99	175	346.05	268-A	349.40
63	302.55	176	285.72	268-B	217.34
64	286.35	177	285.72	268-C	217.12
65	288.95	178	285.71	268-D	349.88
66	288.31	179	303.29	269-A	272.11
67	286.34	180	303.29	269-B	217.53
68	348.68	181	285.71	269-C	217.17
69	332.70	182	285.70	269-D	215.80
70	280.03	183	303.28	269-E	220.48
71	290.68	184	303.26	270-A	269.92
72	290.50	185	285.70	270-B	215.52
73	290.57	186	303.27	270-C	215.16
74	379.99	187	303.27	270-D	214.77
75	300.06	188	285.69	270-E	211.00
76	290.55	189	285.69	270-F	309.77
77	290.55	190	285.68	271-A	498.28
78	290.55	191	390.84	271-B	294.57
79	290.55	192	390.31	271-C	668.47
80	334.74	193	295.66	272-A	504.62
81	290.50	194	285.68	272-B	367.91
82	292.58	195	285.65	272-C	309.57
83	292.57	196	303.23	272-D	177.50
84	292.55	197	303.23	272-E	170.12
85	292.54	198	285.65	272-F	224.20
86	310.67	199	303.22	273-A	224.46
87	310.51	200	303.22	273-B	179.71
88	292.53	201	285.64	273-C	172.85
89	292.56	202	285.64	273-D	180.00
90	310.57	203	303.21	273-E	282.21
91	310.56	204	303.21	274-A	364.34
92	292.54	205	285.63	274-B	225.95
93	292.52	206	285.63	274-C	226.59
94	292.51	207	285.63	274-D	226.56
95	295.48	208	349.11	274-E	229.17
96	330.95	209	427.14	274-F	284.16
97	485.66	210	353.80	275-A	284.04
98	677.71	211	353.80	275-B	226.79
99	417.91	212	353.80	275-C	226.40
100	314.06	213	353.80	275-D	226.01
101	307.68	214	353.80	275-E	225.63
102	310.92	215	315.31	275-F	281.48
103	292.89	216	386.61	276-A	280.85
104	293.15	217	386.40	276-B	224.24
105	293.40	218	410.39	276-C	224.05
106	293.59	219	438.86	276-D	223.46
107	312.05	220	416.20	276-E	223.07
108	312.35	221	392.67	276-F	278.52
109	284.52	222	371.10	277-A	278.02
110	314.49	223	327.73	277-B	223.26
111	340.69	224	318.13	277-C	222.13
112	314.14	225	369.36	277-D	221.99
113	314.45	226	409.31	277-E	221.84
				277-F	274.69

GREENFIELD DENSITY CALCULATION

Structural Type	People: Unit Count	People: Persons Per Unit (P.P.U.)	People: Persons Total	Jobs: Units	Jobs: Ratio	Jobs: Total
SINGLE DETACHED & SEMI-DETACHED 264 Single Detached	263	2.929	770.327 people	263 Dwellings	5% "at home" employment	13.15 Jobs
MULTIPLES Street Towns	76	2.093	158.068 people	76 Dwellings	5% "at home" employment	3.8 Jobs
Subtotal	339		928.395	16.95 jobs		
Total	946.345 people and jobs					
Land Area	16.230 hectares					
Greenfield Density	58.308 people and jobs per hectare					

QUAKER ROAD
WELLAND





KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 226, AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 225 AND 226, REGISTERED PLAN 59R-14904,

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 WELLAND FOR APPROVAL.

OCTOBER 7, 2024
ASHTON HOMES (WESTERN) LIMITED — DATE

OCTOBER 7, 2024
1000074416 ONTARIO INC. — DATE

SURVEYOR'S CERTIFICATE

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

OCTOBER 2, 2023
DONALD CHAMBERS, O.L.S. — DATE

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) SILTY SAND
j) SEE PLAN
k) FULL SERVICE
l) SEE PLAN

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-253	253	8.718	54.14
STREET TOWN RESIDENTIAL	BLOCK 254-277	76	1.887	11.72
PARK/PARKETTE	BLOCK 278-279		0.708	4.40
0.3m RESERVE	BLOCK 280-281		0.001	0.01
ROAD WIDENING	BLOCK 282-286		0.078	0.48
FUTURE R.O.W BLOCK	BLOCK 286		0.060	0.37
SERVICING CORRIDOR/WALK	BLOCK 287-288		0.053	0.33
ROADWAY			4.597	28.55
NET DEVELOPABLE AREA		339	16.102	100.00 (66.78% of GROSS AREA)
WATERCOURSE	BLOCK 289-290		2.016	10.33
STORMWATER MGMT FACILITY	BLOCK 291-292		1.401	7.18
GROSS TOTAL AREA		339	19.519	100.00

NET DEVELOPABLE AREA = 16.102ha (EXCL. BLOCK 289-292)
DEVELOPABLE DENSITY = 21.05 units/ha

#	REVISION	DATE	INIT
-	-	-	-
-	-	-	-
0	ISSUED FOR REVIEW	2024-09-19	TA

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE: DRAFT PLAN OF SUBDIVISION

DRAFTING	TA
DATE	OCTOBER 7, 2024
PRINTED	OCTOBER 7, 2024
SCALE	1:1000
DWG No.	1601-DP
REV	0

Appendix V