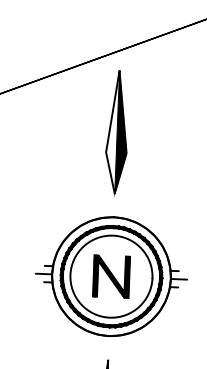
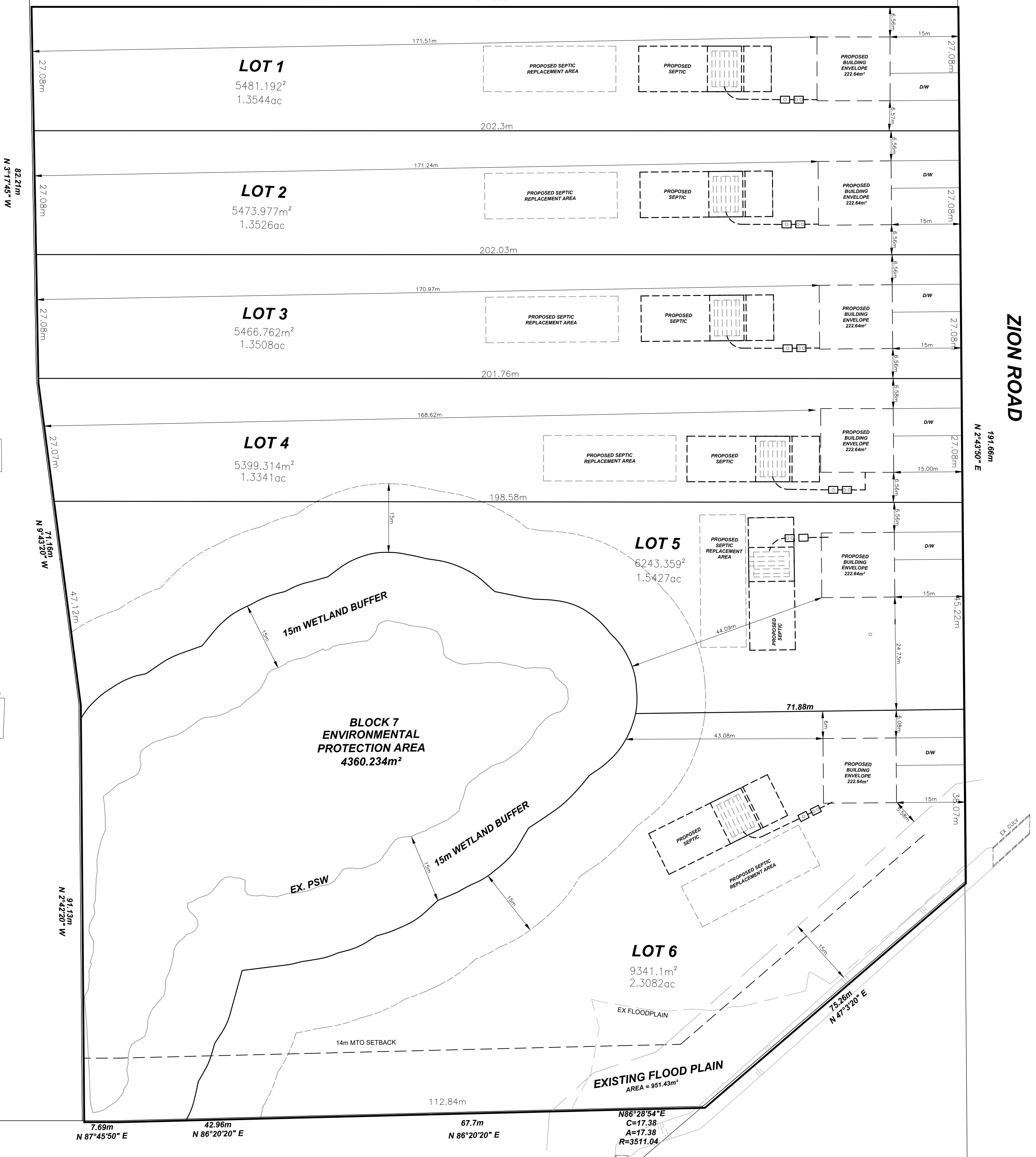


53814 ZION ROAD TOWNSHIP OF WAINFLEET



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 38
CONCESSION 5
TOWNSHIP OF WAINFLEET
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 TOWNSHIP OF WAINFLEET FOR APPROVAL.

Ron Pols
POL'S ENTERPRISE LTD. (RON POLS) 2021.09.23 DATE

SURVEYOR'S CERTIFICATE

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

D. Chambers
CHAMBERS AND ASSOCIATES SURVEYING LTD. 2021.09.23 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

ZONING MATRIX

PROVISION	ZONING (RH)	PROVIDED
MINIMUM LOT AREA	4000m ²	45853m ²
MAX LOT COVERAGE	7%	5.50%
MIN LOT FRONTAGE	46m	27.08m
MIN FRONT YARD	15m	15m
MIN EXTERIOR SIDE YARD	15m	N/A
MIN INTERIOR SIDE YARD	3m	6.0m
MIN REAR YARD	15m	43.08m
MAX HEIGHT	9m	9m

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE DWELLING RESIDENTIAL	LOT 1-6	6	3.7406	81
ENVIRONMENTAL PROTECTION	BLOCK 7		0.8932	19
TOTAL		6	4.6338	100.00

DEVELOPABLE AREA = 3.7406ha
DEVELOPABLE DENSITY = 1.60 units/ha

#	ISSUED FOR DRAFT PLAN APPLICATION	2021-11-5	
0	ISSUED FOR DRAFT PLAN APPLICATION	2021-11-5	
	REVISION	DATE	INIT



DRAFT PLAN OF SUBDIVISION	DRAWING TITLE	DRAFTING	AV
		DATE	NOVEMBER 5, 2021
		PRINTED	NOVEMBER 5, 2021
		SCALE	1:500
		DWG No.	2125_DP
	REV	0	