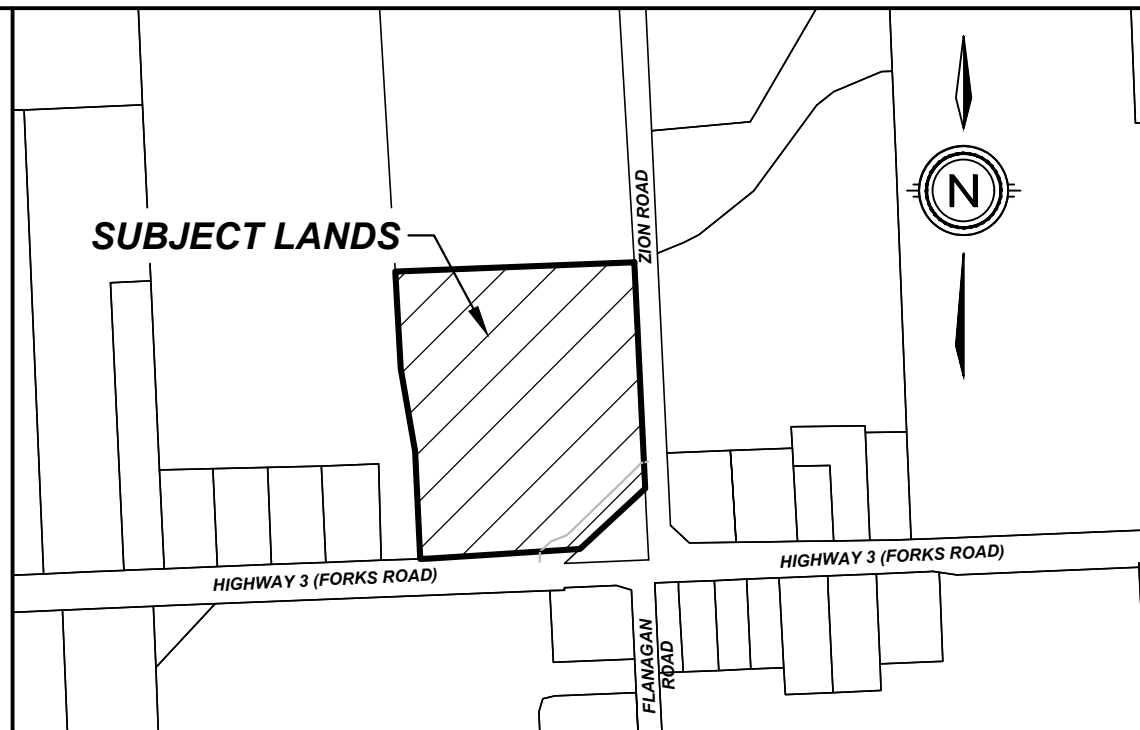
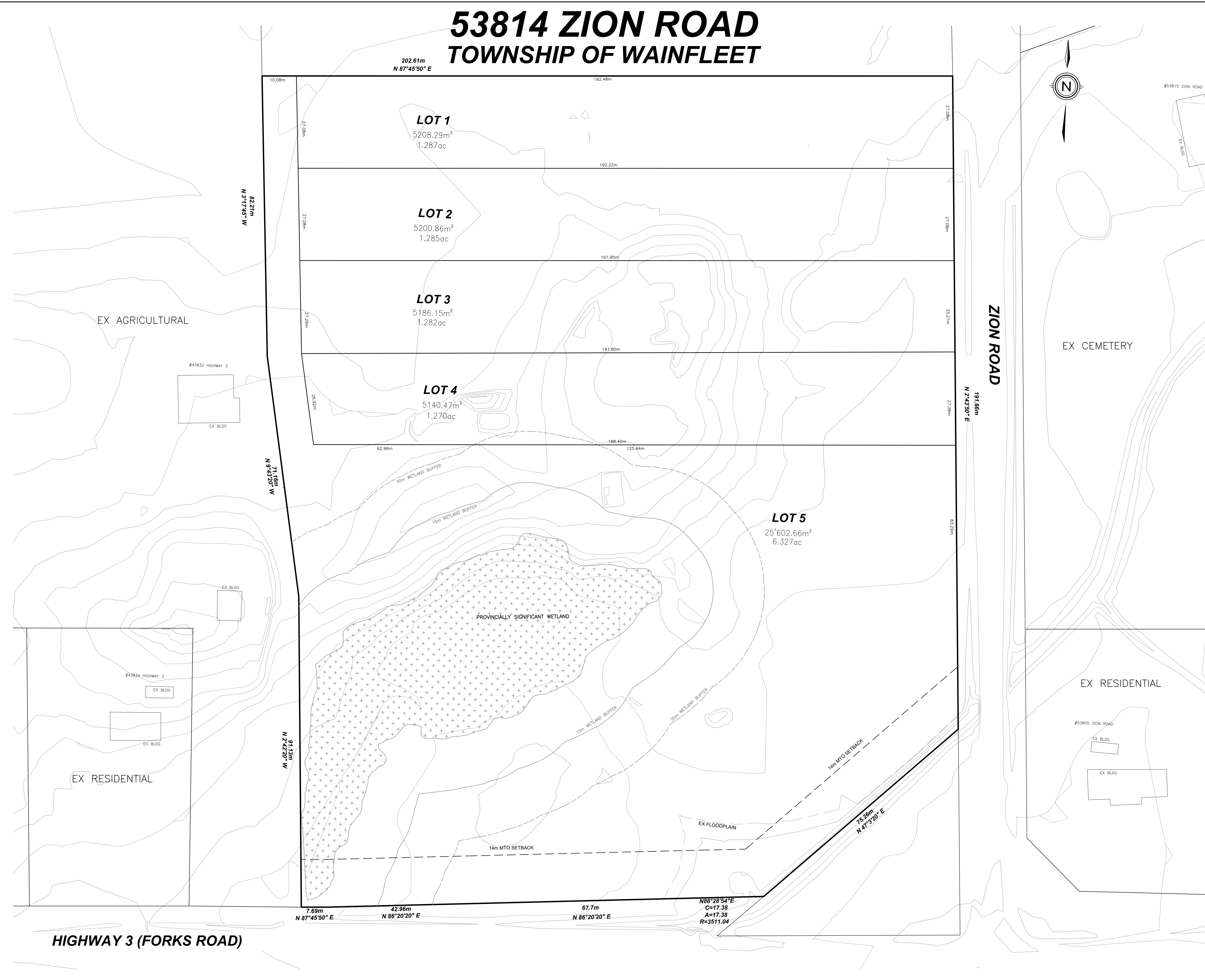


53814 ZION ROAD TOWNSHIP OF WAINFLEET



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
POLS 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 | 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) PRIVATE WATER | l) SEE PLAN |

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE DWELLING RESIDENTIAL	LOT 1-5	5	4.634	100.00
TOTAL		5	4.634	100.00

DEVELOPABLE AREA = 2.911ha (EXCLUDES WETLANDS & BUFFER)
DEVELOPABLE DENSITY = 1.72 units/ha

REVISION	DATE	INIT
0	ISSUED FOR APPROVAL 2024-04-23	TA



DRAWING TITLE DRAFT PLAN OF SUBDIVISION	DRAFTING	TA
	DATE	APRIL 23, 2024
	PRINTED	APRIL 23, 2024
	SCALE	1:500
DWG No.	REV	
2125-DP	0	