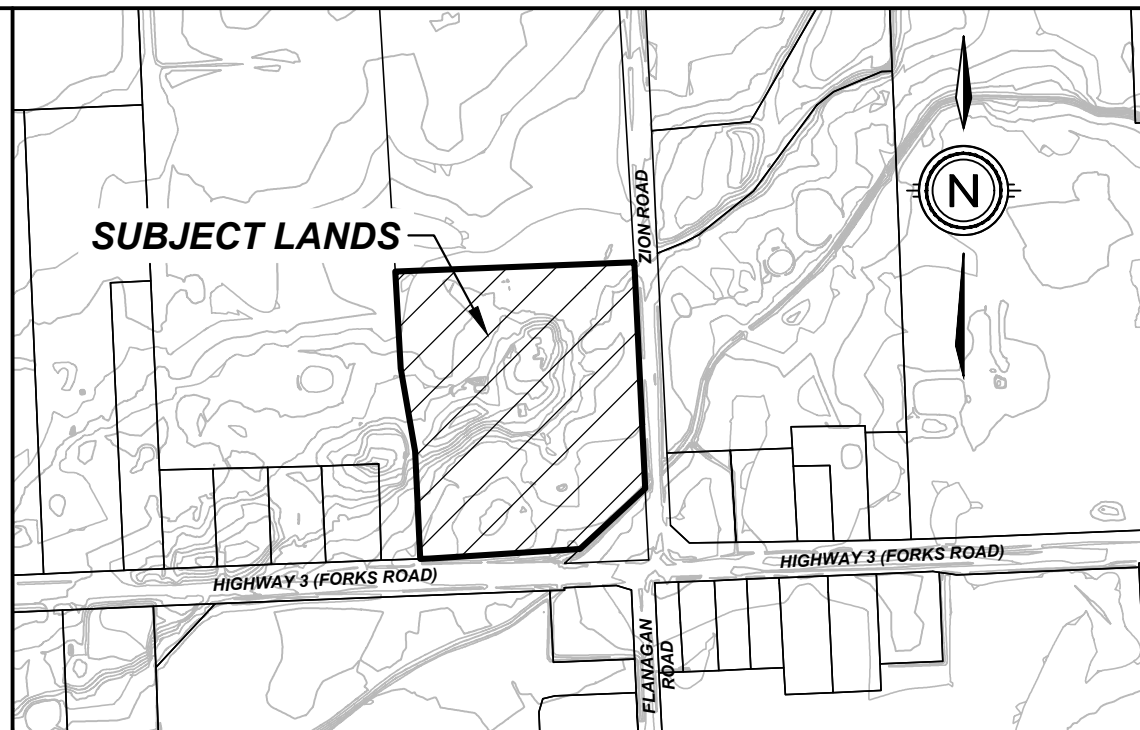
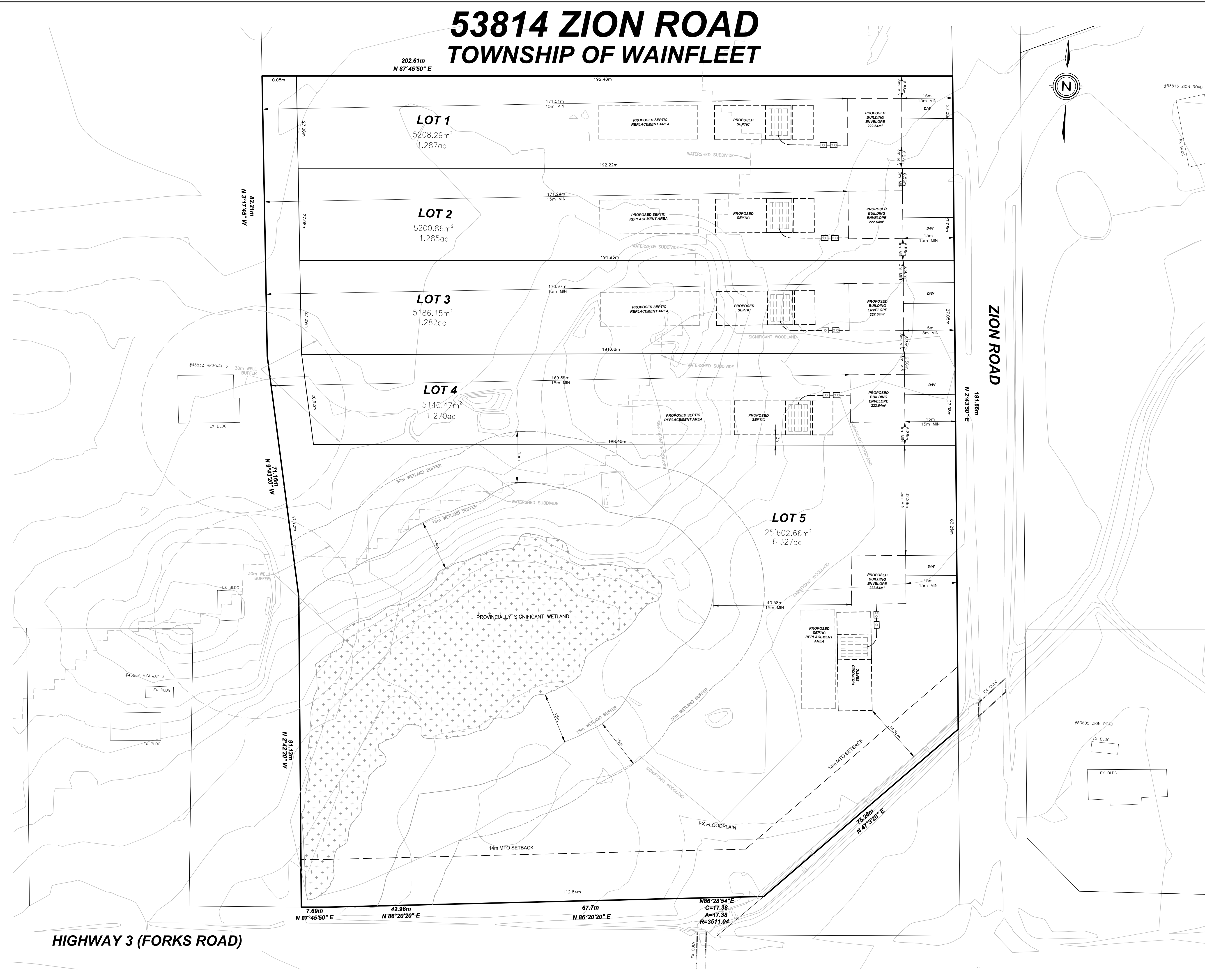


53814 ZION ROAD TOWNSHIP OF WAINFLEET



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.

[Signature] 2021.09.23
POLS ENTERPRISE LTD. (RON POLS) DATE

SURVEYOR'S CERTIFICATE

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

[Signature] 2021.09.23
CHAMBERS AND ASSOCIATES SURVEYING LTD. 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	5140.47m ²
MAX LOT COVERAGE	7%	4.33% (LOT 4)
MIN LOT FRONTAGE	46m	27.08m
MIN FRONT YARD	15m	15m
MIN EXTERIOR SIDE YARD	15m	N/A
MIN INTERIOR SIDE YARD	3m	6.3m
MIN REAR YARD	15m	40.58m
MAX HEIGHT	9m	TBD

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
1	UPDATE LOT LAYOUT	2024-03-04	TA
0	ISSUED FOR DRAFT PLAN APPLICATION	2021-11-5	AV



DRAWING TITLE DRAFT PLAN OF SUBDIVISION FOR ZONING	DRAFTING	TA
	DATE	MAY 1, 2024
	PRINTED	MAY 1, 2024
	SCALE	1:500
DWG No.	2125-ZDP	REV
		1