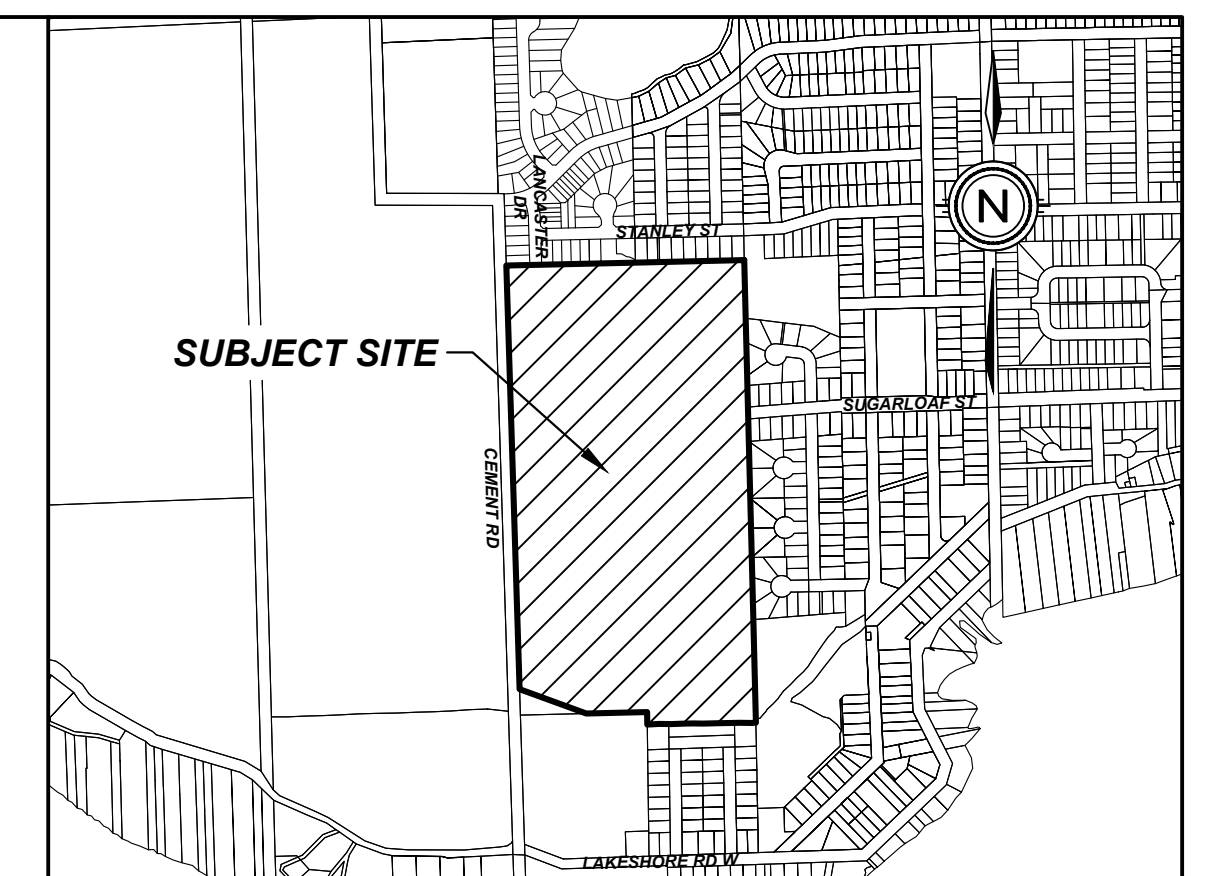
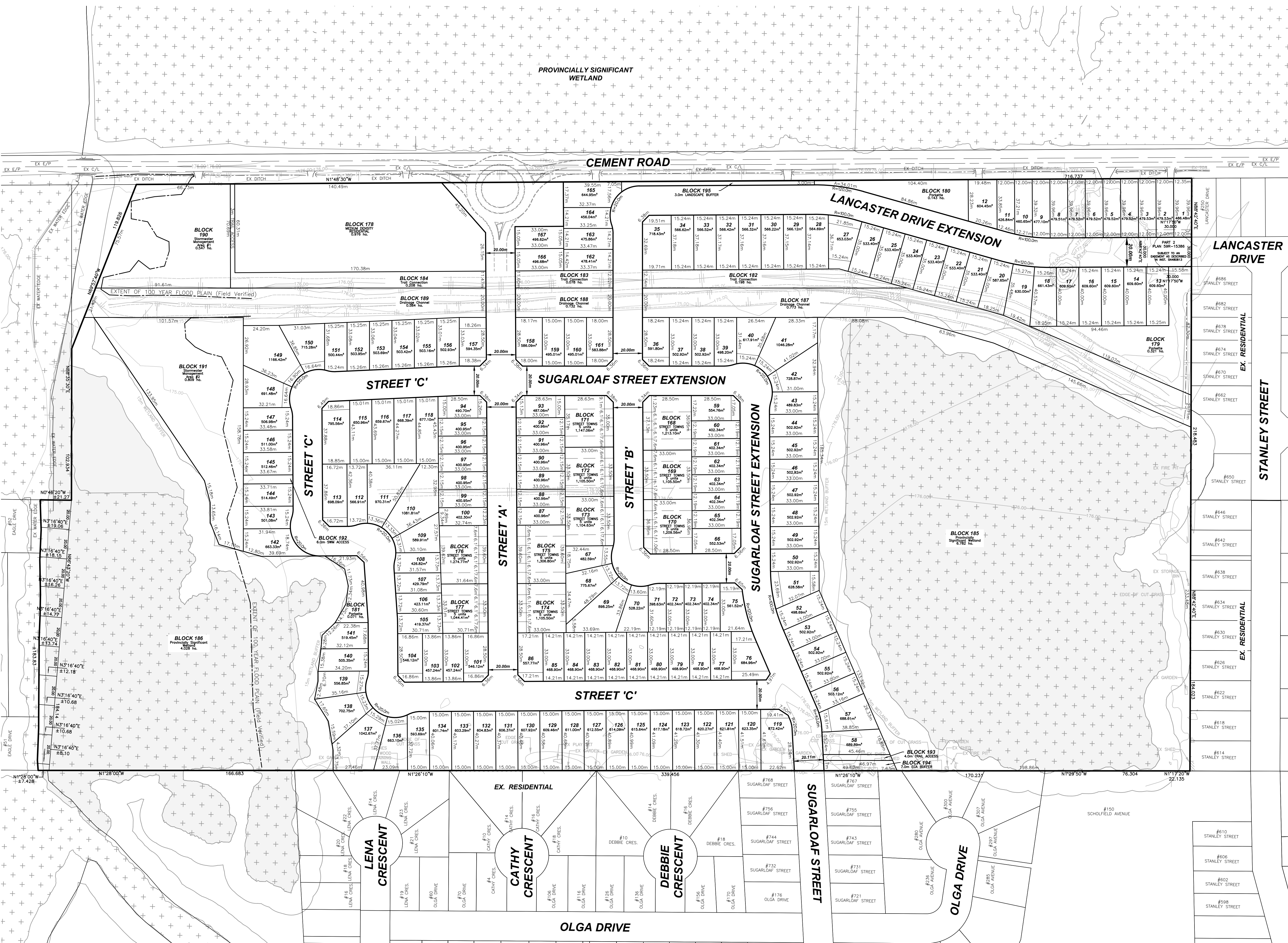
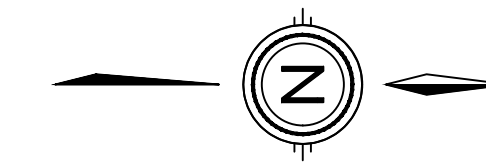


# WESTWOOD ESTATES - PHASE 3

## CITY OF PORT COLBORNE



**KEY PLAN**  
N.T.S.

### DRAFT PLAN OF SUBDIVISION

#### LEGAL DESCRIPTION

PART OF LOT 33  
CONCESSION 1  
GEOGRAPHIC TOWNSHIP OF HUMBERSTONE, NOW IN THE  
CITY OF PORT COLBORNE  
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 CITY OF PORT COLBORNE  
FOR APPROVAL.

DECEMBER 14, 2022  
TODD SHOALTS, LESTER SHOALTS LIMITED DATE

#### SURVEYOR'S CERTIFICATE

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

JANUARY 11, 2023  
M. GILMORE, O.L.S.  
LANTHIER & GILMORE 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) VARIOUS TEXTURES
- 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 1-167	167	9.222	30.18
STREET TOWN RESIDENTIAL	BLOCK 168-177	52	1.162	3.80
MEDIUM DENSITY RESIDENTIAL	BLOCK 178	96	0.976	3.19
PARKS	BLOCK 179-181		0.535	1.75
TRAIL CONNECTIONS	BLOCK 182-184		0.484	1.58
PROVINCIAL SIGNIFICANT WETLAND	BLOCK 185-186		10.810	35.38
DRAINAGE CHANNEL	BLOCK 187-189		1.489	4.87
STORMWATER MGMT FACILITY	BLOCK 190-191		1.356	4.44
SWM ACCESS	BLOCK 192		0.020	0.07
TRAIL AREAS	BLOCK 193		0.018	0.06
BUFFER AREAS	BLOCK 194-195		0.075	0.25
ROADWAY			4.407	14.42
<b>TOTAL</b>		<b>315</b>	<b>30.554</b>	<b>100.00</b>

DEVELOPABLE AREA = 18.25ha  
DEVELOPABLE DENSITY = 17.26 units/ha

#	ISSUED FOR APPROVAL	DATE	M.K
0	ISSUED FOR APPROVAL	2023-01-11	M.K
#	REVISION		INIT



DRAWING TITLE	DRAFTING	MK
<b>DRAFT PLAN OF SUBDIVISION</b>	DATE	APRIL 8, 2022
	PRINTED	JANUARY 11, 2023
	SCALE	1:1250
	DWG No.	2160-DP
	REV	0