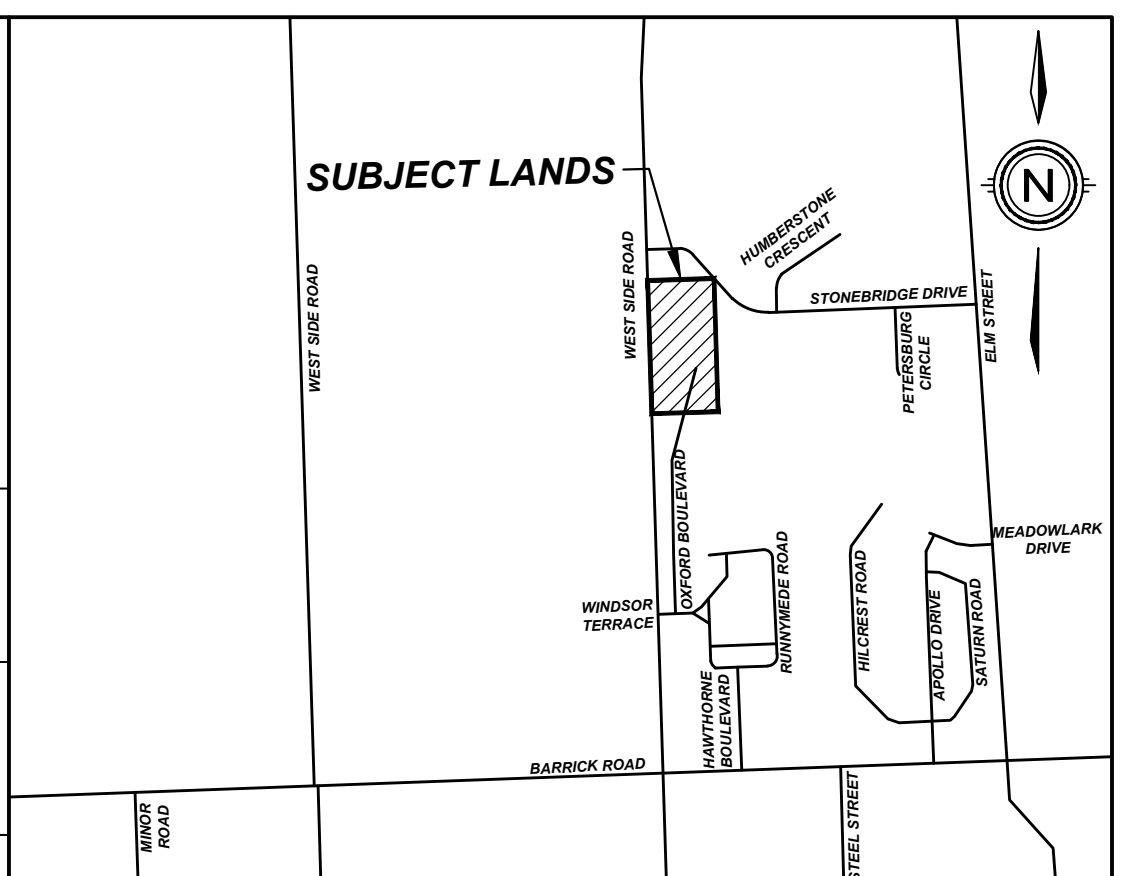
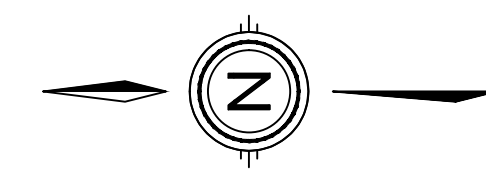


ROSEDALE ESTATES

CITY OF PORT COLBORNE



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 30, CONCESSION 3, FORMERLY IN THE TOWNSHIP OF HUMBERSTONE, IN THE COUNTY OF WELAND, 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.

[Signature] Nov 20th 23
ROSEDALE ESTATES LTD. DATE

SURVEYOR'S CERTIFICATE

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

[Signature] Nov 23, 2023
J.D. BARNES LTD. DATE
23-16-75-00

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) VARIABLE TEXTURES OVER BEDROCK
- 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 1-131	131	5.487	42.97%
STREET TOWNS	BLOCK 132-152	118	2.866	22.45%
PARK	BLOCK 153		0.121	0.95%
STORMWATER MGMT AREA	BLOCK 154		0.955	7.48%
ROADWAY			3.339	26.15%
TOTAL		249	12.768	100.00

DEVELOPABLE AREA = 12.768ha
DEVELOPABLE DENSITY = 19.502 units/ha

#	REVISION	DATE	INIT
1	REDLINE REVISION	2023-11-23	AS
0	ISSUED FOR DRAFT PLAN APPROVAL		ZC
#	REVISION	DATE	INIT

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS
30 Hannover Drive Unit 3
St. Catharines, Ontario
L2W 1A3
Phone: (905)688-9400
Fax: (905)688-5274

DRAWING TITLE	DRAFTING	AS
DRAFT PLAN OF SUBDIVISION	DATE	NOVEMBER 23, 2023
REDLINE REVISED (26T-87018)	PRINTED	NOVEMBER 24, 2023
	SCALE	1:1000
	DWG No.	5331-DP
	REV	0

DENSITY CALCULATIONS:

SINGLES - 131 UNITS x 2,929 people per dwelling = 383.70 PEOPLE
BLOCK TOWNS - 118 UNITS x 2,189 people per block townhouse = 258.30 PEOPLE

SUB TOTAL = 642.00 PEOPLE
LIVE/WORK/EMPLOYMENT - 250 UNITS x 10% = 25 JOBS

TOTAL = 667.00 PEOPLE AND JOBS

NO. OF PEOPLE/ TOTAL AREA (ha) - 667.00/12.768 ha = 52.24 PERSONS AND JOBS PER HECTARE