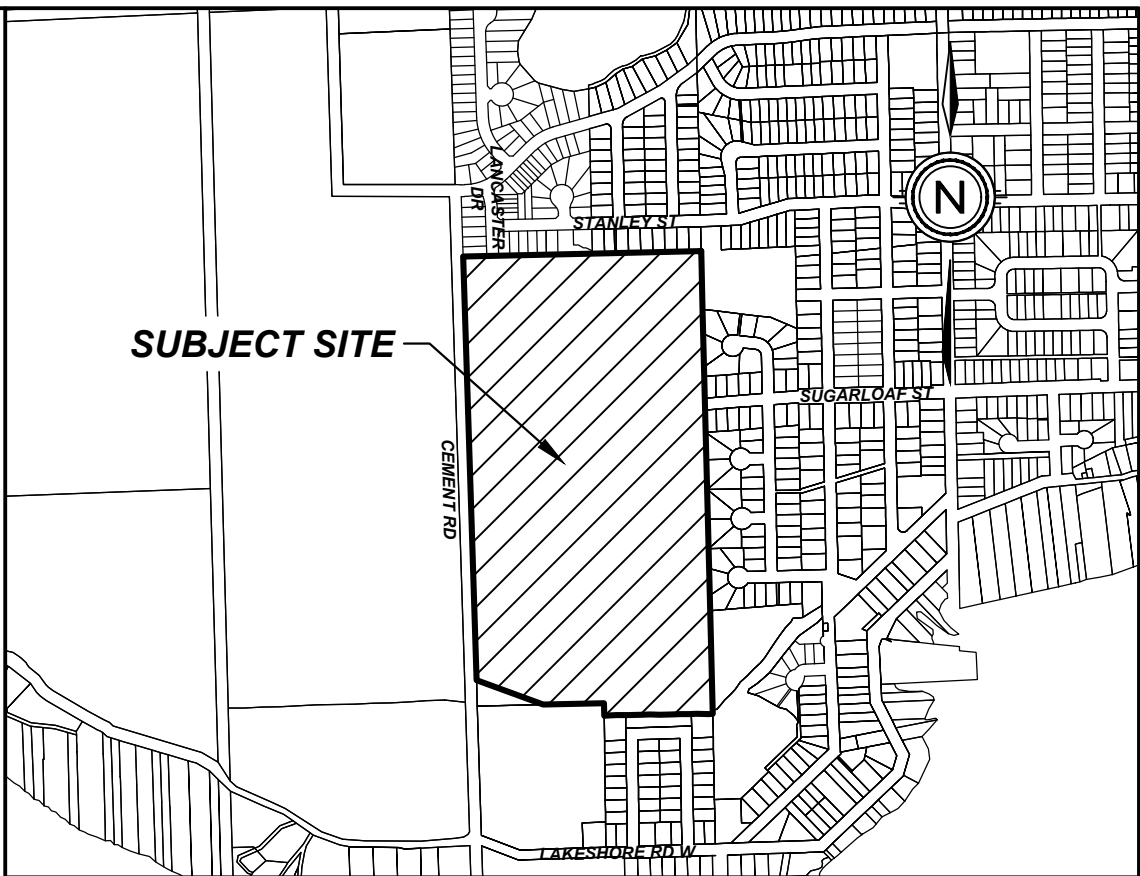
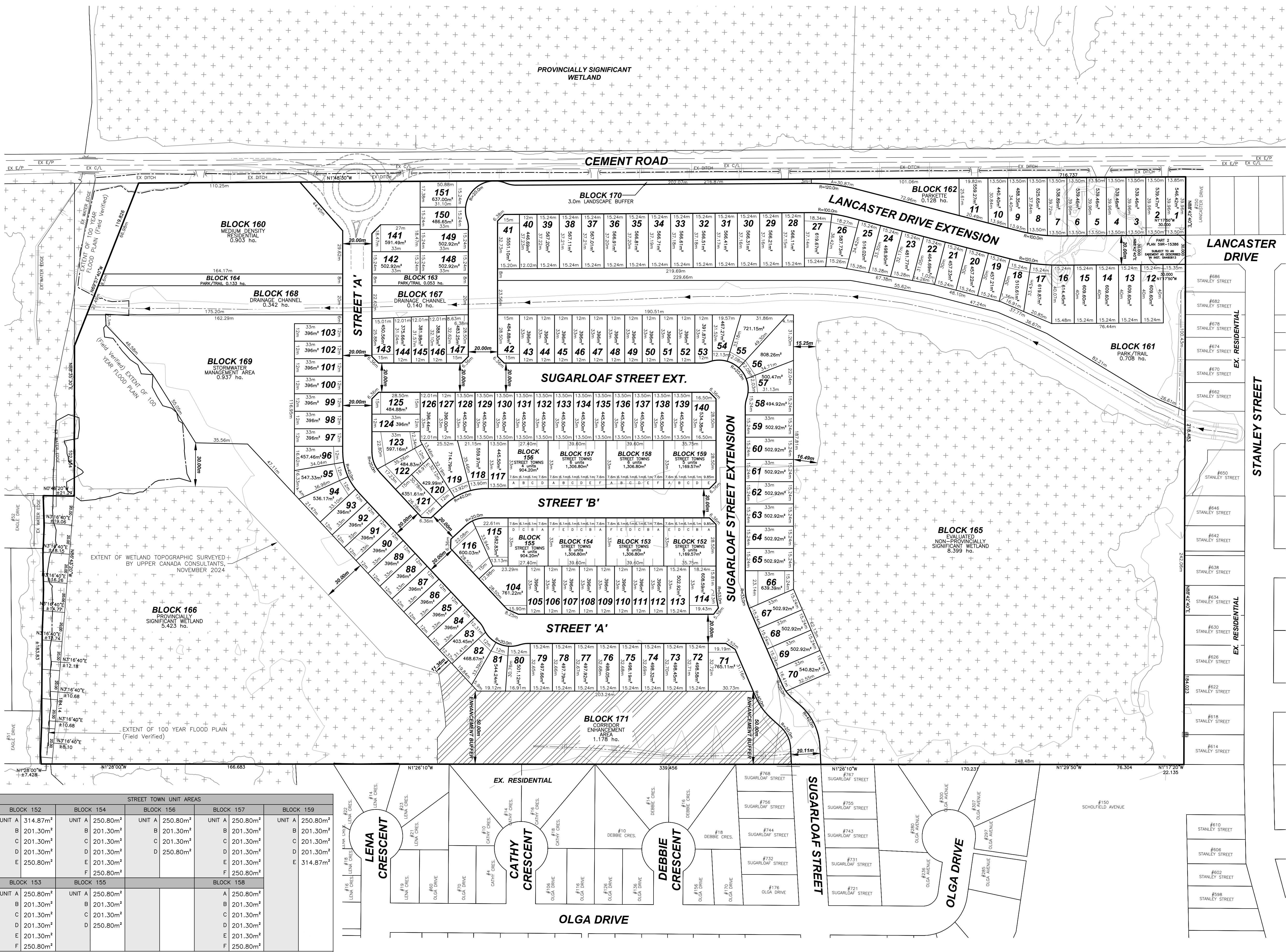


WESTWOOD ESTATES - PHASE 3
CITY OF PORT COLBORNE



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 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 1-151	151	7.408	24.25
STREET TOWN RESIDENTIAL	BLOCK 152-159	42	0.937	3.07
MEDIUM DENSITY RESIDENTIAL	BLOCK 160	92	0.903	2.95
PARKS/TRAIL	BLOCK 161-164		1.021	3.34
WETLANDS & BUFFERS	BLOCK 165-166		13.822	45.24
DRAINAGE CHANNEL	BLOCK 167-168		0.462	1.58
STORMWATER MGMT FACILITY	BLOCK 169		0.937	3.07
BUFFER AREA	BLOCK 170		0.063	0.21
ENHANCEMENT AREA	BLOCK 171		1.178	3.85
ROADWAY			3.803	12.45
TOTAL		285	30.554	100.00

DEVELOPABLE AREA = 15.072 ha
(TOTAL LESS WETLANDS & BUFFERS, DRAINAGE CHANNEL & ENHANCEMENT AREA)
DEVELOPABLE DENSITY = 18.91 units/ha

2	REVISED PER REGION & NPCA COMMENTS	2025-04-15	M.K.
1	REVISED PER CITY COMMENTS	2023-11-21	M.K.
0	ISSUED FOR APPROVAL	2023-01-11	M.K.
#	REVISION	DATE	INIT

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE: DRAFT PLAN OF SUBDIVISION

DRAFTING: MK

DATE: APRIL 8, 2022

PRINTED: APRIL 15, 2025

SCALE: 1:1250

DWG No. 2160-DP

REV 2