



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

**ADDITIONAL INFORMATION**  
Required Under Section 51(17)  
Of The Planning Act R.S.O. 1990 c.P.13

0. SHOWN ON DRAFT PLAN  
1. SHOWN ON DRAFT AND KEY PLANS  
2. SHOWN ON KEY PLAN  
3. LAND TO BE USED IN ACCORDANCE WITH LAND USE SCHEDULE  
4. SHOWN ON DRAFT PLAN  
5. SHOWN ON DRAFT PLAN  
6. SHOWN ON DRAFT PLAN AND KEY PLAN  
7. MUNICIPAL DRAINAGE WATER TO BE PROVIDED  
8. SOIL IS SILTY CLAY  
9. SHOWN ON DRAFT PLAN  
10. ALL MUNICIPAL SERVICES TO BE PROVIDED  
11. SHOWN ON DRAFT PLAN

**SCHEDULE OF LAND USE**

**TOTAL SITE AREA - 72.132 ha**

| Proposed Land Use           | Units | Reference   | Area (Ha.) |
|-----------------------------|-------|---|------------|
| Residential Singles 10.0m   | 340   | Blocks 1,2,4,5,7,19,21-22, 27,51,55-58,66-67,89-91, 95, 98-102,107  | 11.367     |
| Residential Singles 8.0m    | 664   | Blocks 3,6,8,10-14,16,18, 20,23-25,28,31-33,36-41,44-45,48-50,52, 54, 59, 61-62,63,65,69-70, 71, 73-75,77-79,81-83, 87,88,92-94,96-97,103-104, 106,108-110, 112-113,116-122 | 17.250     |
| Residential Townhomes 5.5m  | 321   | Blocks 9,17,26,29-30,34,35,42,43,46,47,53, 60,64,68,72,76,80,86,105,  | 6.311      |
| Park                        |       | Blocks 123-125  | 3.639      |
| School                      |       | Block 126   | 2.836      |
| Stormwater Management Pond  |       | Block 127   | 2.078      |
| Walkway Block               |       | Blocks 128-130  | 0.038      |
| Open Space                  |       | Blocks 131-134  | 13.338     |
| <b>ROADS</b>                |       |   |            |
| 21m - 23m R.O.W. (Street A) |       |   | 2.665      |
| 18m R.O.W. (Streets B-X)    |       |   | 12.610     |

**Proposed Summary Yield**

| Proposed Unit Mix              | Unit Count                           |  |
|--------------------------------|--------------------------------------|--|
|                                | with Alternate 5.50m Townhouse Units | with Alternate 5.50m Semi-Detached Units |
| Residential Singles 10.0m      | 340                                  | 340                                      |
| Residential Singles 8.0m       | 664                                  | 664                                      |
| Residential Townhomes 5.5m     | 321                                  |  |
| Residential Semi-Detached 5.5m |                                      | 288                                      |
| <b>TOTAL</b>                   | <b>1325</b>                          | <b>1292</b>                              |

**Notes:**  
1. Should the District School Board of Niagara confirm they do not have a need for all or a portion of the school site (Block 126), the underlying block/lot plan as shown on this Draft Plan of Subdivision will result in the addition of approximately 80 single detached residential units.

|     |          |      |
|-----|----------|------|
| 5   |          |      |
| 4   |          |      |
| 3   |          |      |
| 2   |          |      |
| 1   |          |      |
| No. | REVISION | DATE |

**REVISIONS**

**OWNER'S CERTIFICATE**  
WE, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE ARMSTRONG PLANNING AND PROJECT MANAGEMENT TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

SIGNED \_\_\_\_\_ DATE \_\_\_\_\_

**DAIN CITY EAST DRAFT PLAN OF SUBDIVISION**

PART LOTS 20, 21, 22 AND 23, CONCESSION 5, PART OF THE ROAD ALLOWANCE BETWEEN LOTS 20 AND 21, CONCESSION 5, AND PART OF THE ROAD ALLOWANCE BETWEEN LOT 22 AND 23, CONCESSION 5, CLOSED BY BY-LAW 855, INST NO. HU8243)

GEOGRAPHIC TOWNSHIP OF HUMBERSTONE)  
THE CITY OF WELLAND  
REGIONAL MUNICIPALITY OF NIAGARA



|   |                          |                        |
|---|--------------------------|------------------------|
| DESIGN:                                   | DRAWN:                   | SCALE:                 |
| APPROVED:                                 | DATE: September 25, 2020 | PROJECT No. 19.2681.00 |
| DRAWING No. Dain City East Subdivison.dwg |                          | PHASES 1-3             |