

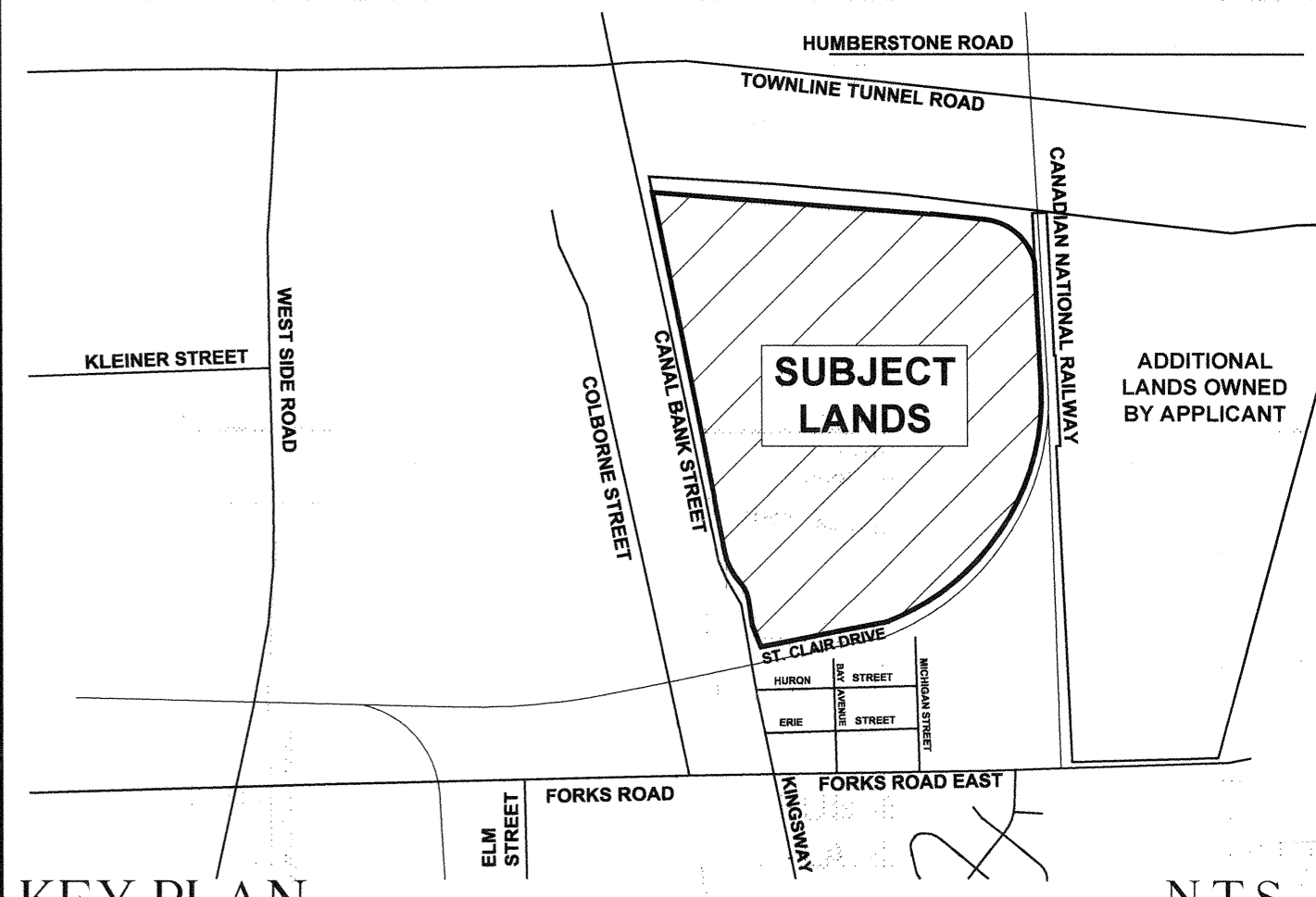
HUMBERSTONE ROAD

HUMBERSTONE ROAD

TOWNLIN TUNNEL ROAD

CANADIAN NATIONAL RAILWAY

EXISTING OPEN SPACE



KEY PLAN N.T.S.

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

a. SHOWN ON DRAFT PLAN  
 b. SHOWN ON DRAFT AND KEY PLANS  
 c. SHOWN ON KEY PLAN  
 d. LAND TO BE USED IN ACCORDANCE WITH LAND USE SCHEDULE  
 e. SHOWN ON DRAFT PLAN  
 f. SHOWN ON DRAFT PLAN  
 g. SHOWN ON DRAFT PLAN AND KEY PLAN  
 h. MUNICIPAL PIPED WATER TO BE PROVIDED  
 i. SOIL IS SILTY CLAY  
 j. SHOWN ON DRAFT PLAN  
 k. ALL MUNICIPAL SERVICES TO BE PROVIDED  
 l. SHOWN ON DRAFT PLAN

**SCHEDULE OF LAND USE**

TOTAL SITE AREA - 74.729 ha			
Proposed Land Use	Units	Reference	Area (Ha.)
Residential Singles 10.0m	54	Blocks 6,19,22,61-62	2.052
Residential Singles 8.0m	554	Blocks 1-5,7,10,14-18,23,25-29,33,34,37-45,47,53,55,57,59,60	15.429
Residential Rear Access Singles 8.0m	60	Blocks 8,9,20,21	1.398
Residential Townhomes 5.5m	202	Blocks 11-13,24,30,31,32,35-36,46,48,49,50,51,52,54,56,58	3.791
Mixed Use		Block 63	4.056
School		Block 64	2.326
Stormwater Management Pond		Block 65	2.526
Park / Linear Park		Blocks 66-67, 70	4.271
Walkway		Blocks 68-69	0.026
Open Space		Blocks 71-73	26.518
<b>ROADS</b>			
30m R.O.W. (Canal Bank Street)			2.475
21m R.O.W. (Street A)			2.108
18m R.O.W. (Streets B-M)			7.753
<b>TOTAL</b>	<b>870</b>		<b>74.729</b>

ADDITIONAL LANDS OWNED BY APPLICANT

PROPOSED RESIDENTIAL

Proposed Summary Yield		
Proposed Unit Mix	Unit Count with Alternate 5.50m Townhouse Units	Unit Count with Alternate 5.50m Semi-Detached Units
Residential Singles 10.0m	54	54
Residential Singles 8.0m	554	554
Residential Rear Lane Access Singles 8.0m	60	60
Residential Townhomes 5.5m	202	
Residential Semi-Detached 5.5m		164
<b>TOTAL</b>	<b>870</b>	<b>832</b>

No.	REVISION	DATE
5		
4		
3		
2		
1		

**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: July 14, 2020

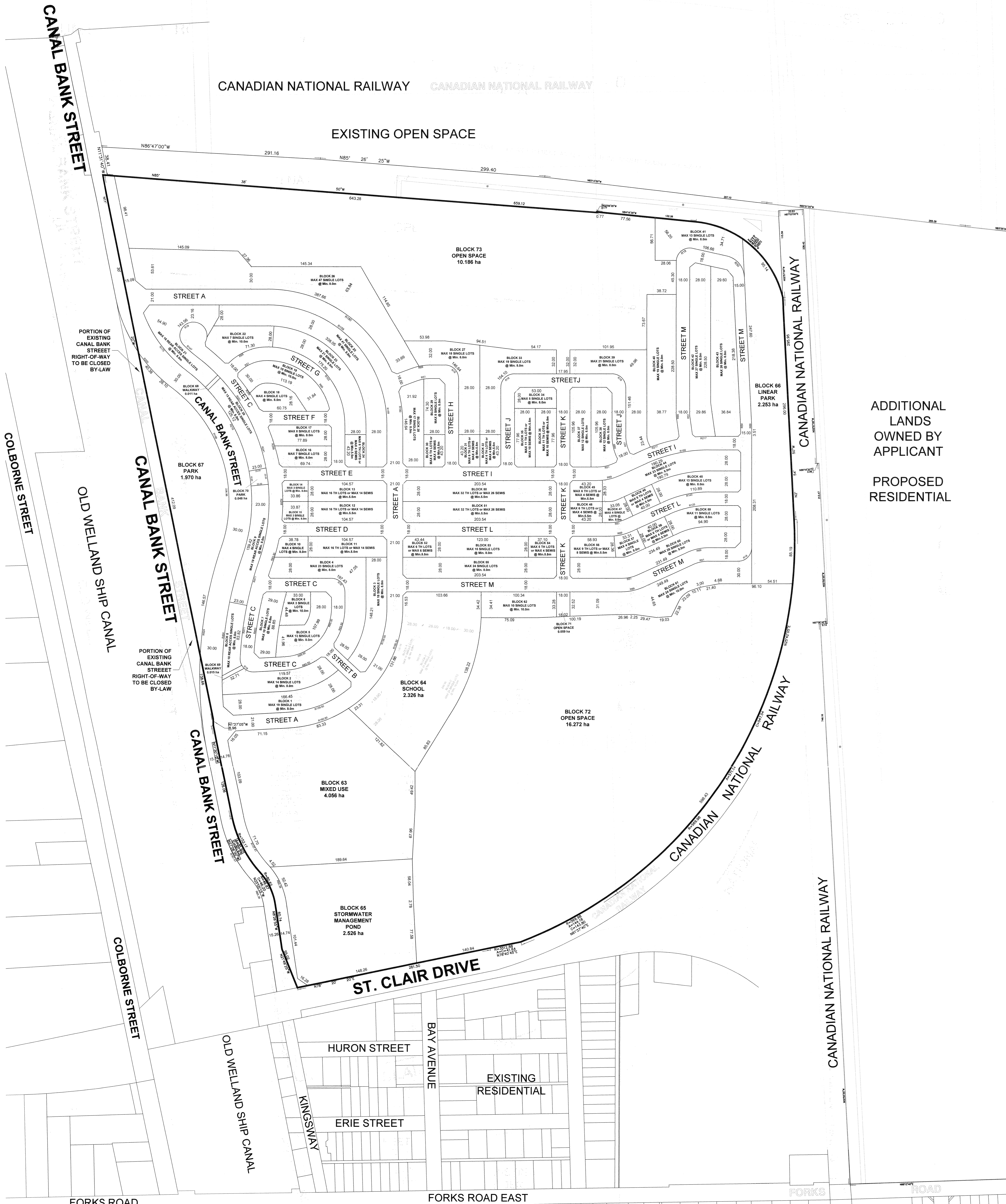
**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

SIGNED: DATE: JULY 13, 2020

**DAIN CITY WEST**  
**DRAFT PLAN OF SUBDIVISION**  
 PART LOTS 21, 22 AND 23, CONCESSION 5,  
 PART OF THE ROAD ALLOWANCE BETWEEN  
 LOTS 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:	1: 2000
APPROVED:	DATE:	PROJECT No.:	20.2699.00
DRAWING No.:		Dain City West Subdivison.dwg	
		PHASES 1-2	



FORKS ROAD

FORKS ROAD EAST

FORKS ROAD

FORKS ROAD