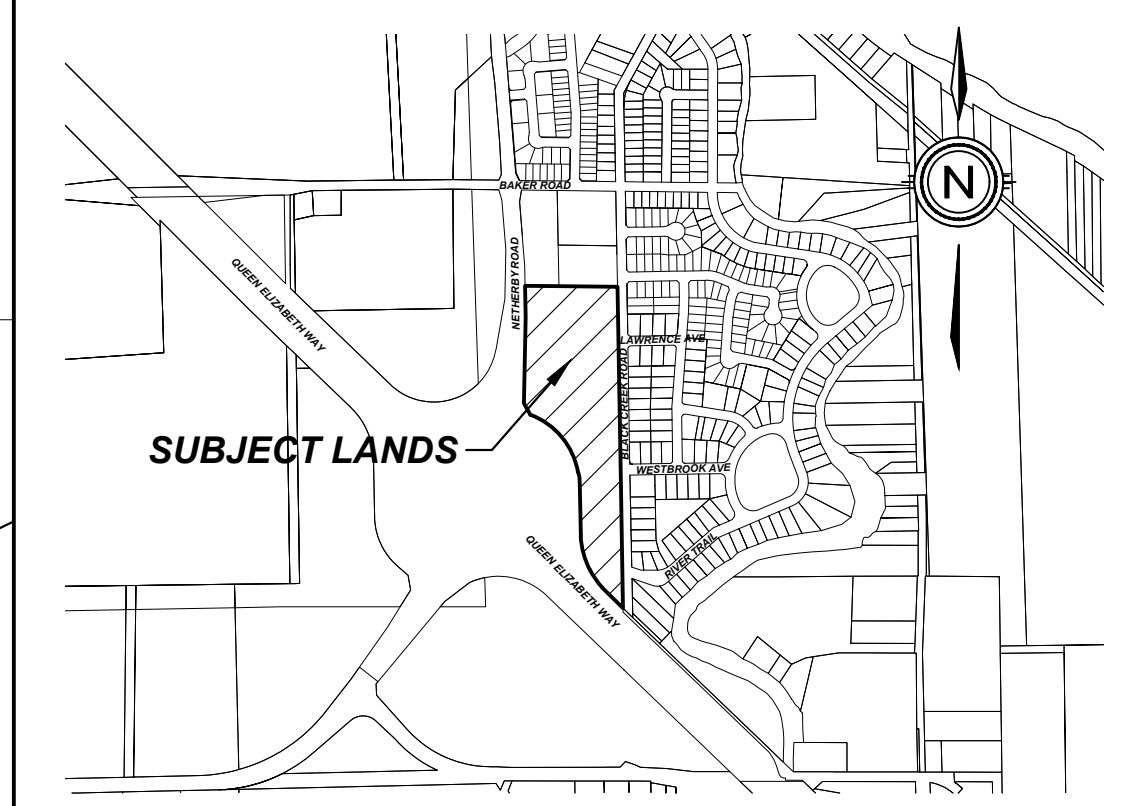
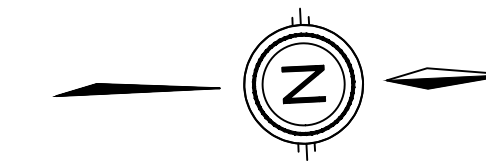


# SPRING CREEK ESTATES SUBDIVISION

## TOWN OF FORT ERIE



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

### DRAFT PLAN OF SUBDIVISION

#### LEGAL DESCRIPTION

PART OF LOT 19, BROKEN FRONT CONCESSION AT THE SOUTH ANGLE AND PART OF LOT 22, ADJOINING CROSS CONCESSION, GEOGRAPHIC TOWNSHIP OF WILLOUGHBY, COUNTY OF WELLAND, NOW IN THE TOWN OF FORT ERIE

#### OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY AUTHORIZE UPPER CANADA CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF FORT ERIE FOR APPROVAL.

5009823 Ontario Inc. (Mike Colosimo) DATE

#### SURVEYOR'S CERTIFICATE

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

*John J. Howard*  
ALLAN J. HEWITT  
ONTARIO LAND SURVEYOR  
Dec. 9, 2021 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) CLAY LOAM
- j) SEE PLAN
- k) FULL SERVICE
- l) SEE PLAN

#### LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE LOT RESIDENTIAL	LOT 1-54	54	2.4864	28.65
SEMI-DETACHED RESIDENTIAL	BLOCK 53-60	16	0.6622	7.63
STREET TOWNHOUSE	BLOCK 61-73	59	1.4551	16.77
BLOCK TOWNHOUSE	BLOCK 74	16	0.4343	5.00
APARTMENT/STACKED TOWNS	BLOCK 75	80	1.0377	11.95
SWM POND	BLOCK 76		1.0086	11.62
ROADWAY			1.5828	18.24
0.3m RESERVE	BLOCK 77-81		0.0093	0.10
<b>TOTAL</b>		<b>225</b>	<b>8.6768</b>	<b>100.00</b>

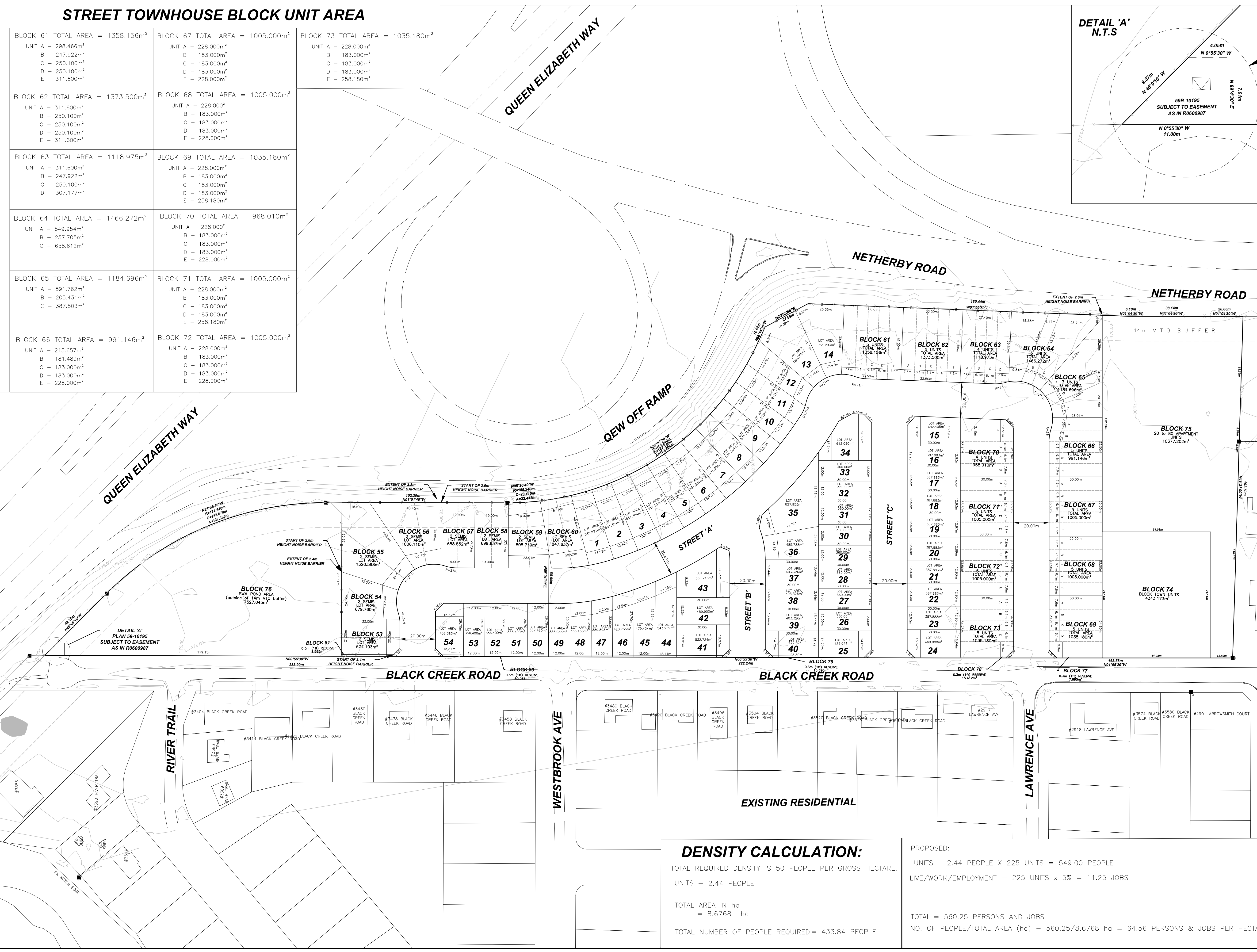
DEVELOPABLE AREA: 8.6768 ha  
DEVELOPABLE DENSITY: 25.93 units/ha

NO.	DESCRIPTION	DATE	INITIALS
0	CIRCULATED FOR REVIEW	2021-12-9	MK/AV
#	REVISION		



DRAWING TITLE	DRAFTING	MK/AV
<b>DRAFT PLAN OF SUBDIVISION</b>	DATE	DECEMBER 9, 2021
	PRINTED	DECEMBER 9, 2021
	SCALE	1:1000
DWG No.	REV	
<b>20174-DP</b>	<b>0</b>	

STREET TOWNHOUSE BLOCK UNIT AREA	
BLOCK 61 TOTAL AREA = 1358.156m <sup>2</sup> UNIT A - 298.466m <sup>2</sup> B - 247.922m <sup>2</sup> C - 250.100m <sup>2</sup> D - 250.100m <sup>2</sup> E - 311.600m <sup>2</sup>	BLOCK 67 TOTAL AREA = 1005.000m <sup>2</sup> UNIT A - 228.000m <sup>2</sup> B - 183.000m <sup>2</sup> C - 183.000m <sup>2</sup> D - 183.000m <sup>2</sup> E - 228.000m <sup>2</sup>
BLOCK 62 TOTAL AREA = 1373.500m <sup>2</sup> UNIT A - 311.600m <sup>2</sup> B - 250.100m <sup>2</sup> C - 250.100m <sup>2</sup> D - 250.100m <sup>2</sup> E - 311.600m <sup>2</sup>	BLOCK 68 TOTAL AREA = 1005.000m <sup>2</sup> UNIT A - 228.000m <sup>2</sup> B - 183.000m <sup>2</sup> C - 183.000m <sup>2</sup> D - 183.000m <sup>2</sup> E - 228.000m <sup>2</sup>
BLOCK 63 TOTAL AREA = 1118.975m <sup>2</sup> UNIT A - 311.600m <sup>2</sup> B - 247.922m <sup>2</sup> C - 250.100m <sup>2</sup> D - 307.177m <sup>2</sup>	BLOCK 69 TOTAL AREA = 1035.180m <sup>2</sup> UNIT A - 228.000m <sup>2</sup> B - 183.000m <sup>2</sup> C - 183.000m <sup>2</sup> D - 183.000m <sup>2</sup> E - 258.180m <sup>2</sup>
BLOCK 64 TOTAL AREA = 1466.272m <sup>2</sup> UNIT A - 549.954m <sup>2</sup> B - 257.705m <sup>2</sup> C - 658.612m <sup>2</sup>	BLOCK 70 TOTAL AREA = 968.010m <sup>2</sup> UNIT A - 228.000m <sup>2</sup> B - 183.000m <sup>2</sup> C - 183.000m <sup>2</sup> D - 183.000m <sup>2</sup> E - 228.000m <sup>2</sup>
BLOCK 65 TOTAL AREA = 1184.696m <sup>2</sup> UNIT A - 591.762m <sup>2</sup> B - 205.431m <sup>2</sup> C - 387.503m <sup>2</sup>	BLOCK 71 TOTAL AREA = 1005.000m <sup>2</sup> UNIT A - 228.000m <sup>2</sup> B - 183.000m <sup>2</sup> C - 183.000m <sup>2</sup> D - 183.000m <sup>2</sup> E - 258.180m <sup>2</sup>
BLOCK 66 TOTAL AREA = 991.146m <sup>2</sup> UNIT A - 215.657m <sup>2</sup> B - 181.489m <sup>2</sup> C - 183.000m <sup>2</sup> D - 183.000m <sup>2</sup> E - 228.000m <sup>2</sup>	BLOCK 72 TOTAL AREA = 1005.000m <sup>2</sup> UNIT A - 228.000m <sup>2</sup> B - 183.000m <sup>2</sup> C - 183.000m <sup>2</sup> D - 183.000m <sup>2</sup> E - 228.000m <sup>2</sup>



**DENSITY CALCULATION:**  
TOTAL REQUIRED DENSITY IS 50 PEOPLE PER GROSS HECTARE.  
UNITS - 2.44 PEOPLE  
TOTAL AREA IN ha = 8.6768 ha  
TOTAL NUMBER OF PEOPLE REQUIRED = 433.84 PEOPLE

PROPOSED:  
UNITS - 2.44 PEOPLE X 225 UNITS = 549.00 PEOPLE  
LIVE/WORK/EMPLOYMENT - 225 UNITS x 5% = 11.25 JOBS  
TOTAL = 560.25 PERSONS AND JOBS  
NO. OF PEOPLE/TOTAL AREA (ha) - 560.25/8.6768 ha = 64.56 PERSONS & JOBS PER HECTARE

EXISTING RESIDENTIAL