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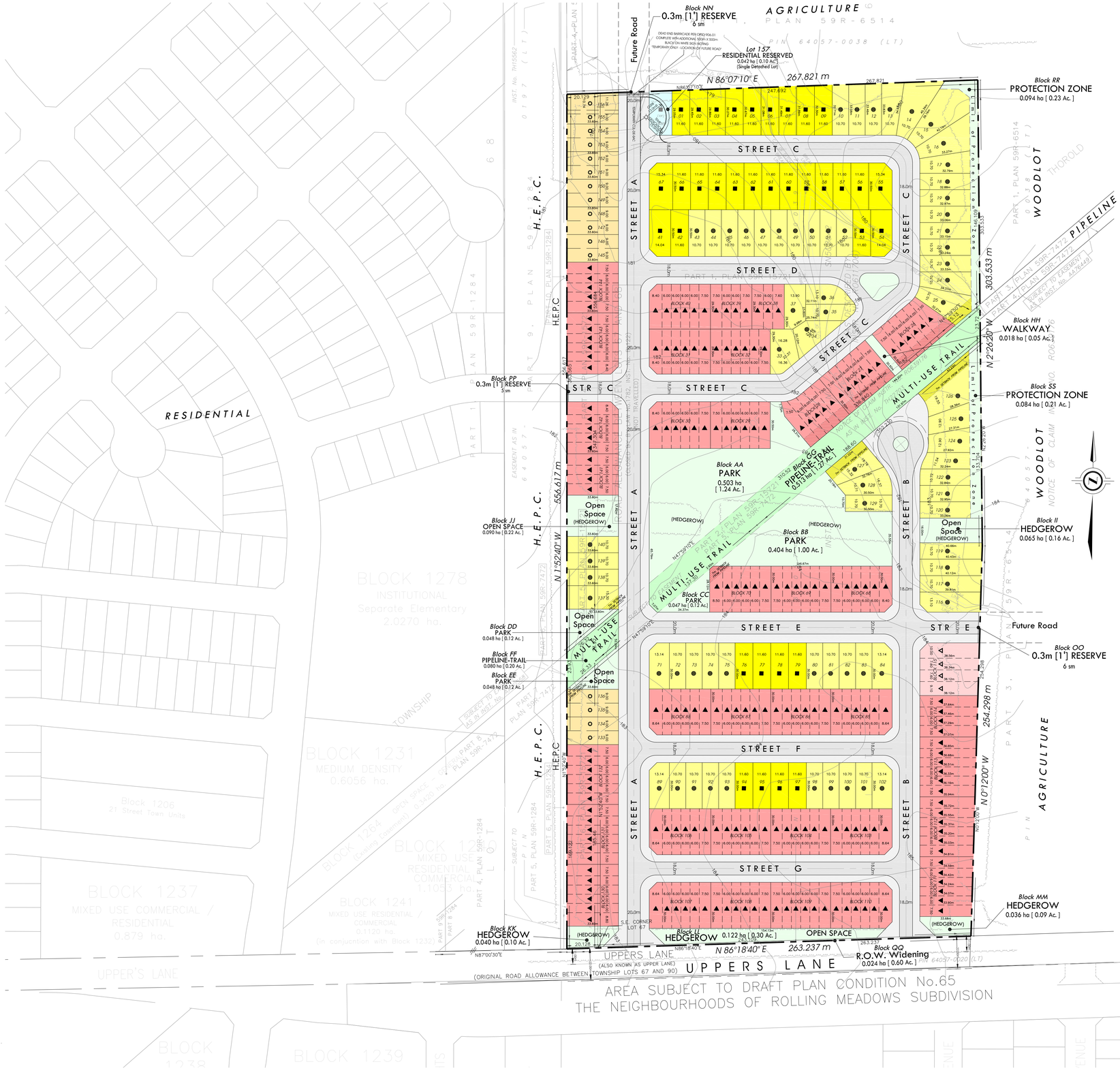
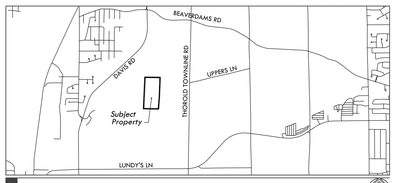


DRAWING

Upper's Grove Community

FARZ

2020-07-03



Key Plan 1:50000

Schedule of Land Use

PROPOSED LAND USE	Legend	REFERENCE	YIELD Units	Blocks	Ha	AREA [Ac.]	%
1) Single Detached Lots 11.6m (38) min.	■	Lots 01-09, 41-42, 53-67, 76-79, 94-97.	34	.	1.235	[3.05]	8.3
2) Single Detached Lots 10.7m (35) min.	●	Lots 10-20, 27-37, 43-52, 71-75, 80-84, 89-93, 98-102, 126-129, 137-141.	69	.	2.634	[6.51]	17.6
3) Semi-Detached Lots 9.0m (30') min.	○	Lots 133-136, 145-156.	16	.	0.490	[1.21]	3.3
4) Street Townhouse Lots 7.6m (25') min.	△	Block 116.	4	1	0.130	[0.32]	0.9
5) Street Townhouse Lots 6.0m (20') min.	▲	Block 21-23, 38-40, 68-70, 85-88, 103-114, 130-132, 161-166.	204	36	4.204	[10.39]	28.1
6) Residential Reserved		Lot 157. (Single Detached Lot)	(1)	1	0.042	[0.10]	0.3
7) Open Space - Park		Blocks AA, BB, CC, DD, EE.	.	5	1.049	[2.59]	7.0
8) Open Space - Pipeline-Trail		Blocks FF, GG.	.	2	0.593	[1.47]	4.0
9) Open Space - Walkway		Block HH.	.	1	0.018	[0.05]	0.1
10) Open Space - Hedgerows		Blocks II, JJ, KK, LL, MM.	.	5	0.352	[0.87]	2.4
11) 0.3m (1') Reserves		Blocks NN, OO, PP.	.	3	0.002	[0.00]	0.0
12) Public Road R.O.W.		Block QQ. (Uppers Lane Road Widening)	.	1	0.024	[0.06]	0.1
13) Public Road R.O.W.		Collector A = Locals B, C, D, E, F, G.	.	.	3.985	[9.85]	26.7
14) Protection Zone		Blocks RR, SS.	.	.	0.178	[0.44]	1.2
TOTALS			328	55	14.936	[36.91]	100

Additional Information

REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

a Shown on Draft Plan and Surveyor's Certificate
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 and Key Plans
h Municipal Water Supply will be provided
i Soil is Greyish Brown to Brown Clayey Silt Till
j Shown on Draft Plan
k Full Municipal Services will be provided
l Shown on Draft Plan

Owner's Authorization

I/We, being the Registered Owner of the Subject Lands, hereby Authorize LARKIN+ Land Use Planners Inc. to prepare and submit this Draft Plan of Subdivision for Approval.

Original Signed by

Signed _____ Date _____
LAIQ SIDDIQUI
Farz Holdings Inc.

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.

Original Signed by

Signed _____ Date _____
DASHA PAGE, O.L.S.
Matthews, Cameron, Heywood - Kerry T. Howe Surveying Ltd.

No.	PLAN	REVISION	BY	DATE
04	09	Revised Lotting, and issued for 3rd Submission.	dac	2020-06-30
03	08	Revised Lotting within closed road allowance.	mvs	2019-07-30
02	07	Addition of Semi Lots, Walkway + Hedgerow Block.	mvs	2019-05-20
01	06k	Submission.	mvs	2018-12-12

REVISIONS

SOURCES:

Base information comprised of
Plan of Survey prepared by Matthews, Cameron, Heywood - Kerry T. Howe Surveying Ltd. (J.D. Barnes Limited) ref no.: 16-16-Y-20-00; dated: December 8, 2016, and
Topographic Survey prepared by Matthews, Cameron, Heywood - Kerry T. Howe Surveying Ltd. (J.D. Barnes Limited) ref no.: 18-16-0004-00; dated: February 2, 2018.
Neighbourhood of Rolling Meadows Subdivision shown for reference purposes only.
The Contractor shall verify and be responsible for all dimensions.
DO NOT scale the drawing - any errors or omissions shall be reported to LARKIN+ without delay.
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DRAFT PLAN of Subdivision

PART OF LOT 67 and PART OF ROAD ALLOWANCE BETWEEN LOTS 67 AND 68
CITY OF THOROLD
REGIONAL MUNICIPALITY OF NIAGARA

0 50 100m

1 : 1250

prepared for: FARZ
approved by: MTL
design by: MVS
drawn by: MVS/ELV/DAC

north

MICHAEL T. LARKIN — REGISTERED PROFESSIONAL PLANNER — R.P.P.

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www.larkinplus.com

2020.07.03 DATE

FARZ PROJECT

SCALE 1:1250

DRAWING 09