



**KEYPLAN** Subject Property

LAND USE - AREA TABLE		2097 - 59dp	December 13, 2023
Single Family Residential	Lots	1-46	8% 1,742 ha*
On-Street Townhouses	Blocks	47-65	14% 3,131
Rear Lane Townhouses	Blocks	66-71	2% 0,496
Condominium Townhouse Blocks	Blocks	72-73	14% 3,154
High Density Residential Block	Block	74	18% 4,107
Mixed-Use / Commercial Blocks	Blocks	75-76	14% 3,192
Pumping Station Block	Block	77	1% 0,152
Stormwater Management Pond	Block	78	7% 1,552
Parks	Blocks	79-81	5% 1,243
Road Widening	Block	82	1% 0,183
Roads			17% 4,016
<b>Total</b>			<b>100% 22,968 ha*</b>

  

ROADS		2097 - 59dp	December 13, 2023
24m Public R.O.W.		528 m	1,671
20m Public R.O.W.		238 m	0,397
18m Public R.O.W.		1,152 m	1,828
6.5m Public Lane		180 m	0,120
<b>Total</b>		<b>2,098 m</b>	<b>4,016 ha</b>

  

PRELIMINARY UNIT COUNT		2097 - 59dp	December 13, 2023
11.0m Single Family Detached	A	1%	24 units
11.6m Single Family Detached	B	1%	22
On-Street Townhouses		6%	121
Rear Lane Townhouses		1%	24
Condominium Townhouses		6%	119 *
Residential Apartment Units		85%	1752 *
<b>Total</b>		<b>100%</b>	<b>2062 * units</b>

\* Final Unit Counts will be determined at the time of Site Plan application for each Block.

**LEGEND**  
 Subject Property

**NOTES**  
 All dimensions are in metres.  
 All area measurements are computer generated.  
 All elevations refer to Geodetic Datum.

**SURVEYOR'S CERTIFICATE**  
 I certify that: the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.  
  
 PHILIP SUDA, O.L.S.  
 SUDA & MALESZYK SURVEYING INC.  
 14 12 23  
 Day Month Year

**OWNER'S AUTHORIZATION**  
 I/we, RUDANCO HOSPITALITY CORPORATION  
 being the registered owner(s) of the subject lands hereby authorize  
**BOUSFIELDS INC.** to prepare and submit a  
 draft plan of subdivision for approval.  
  
 RUDANCO HOSPITALITY CORPORATION 15 12 23  
 Day Month Year

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT**  
 A, B, E, F, G, J, L - As Shown on Plan  
 C. Additional lands owned by the applicant as shown on the key plan.  
 D. Residential Singles, On-Street Townhouses, Rear-Lane Townhouses, Condominium Townhouse Blocks, Mixed Use/Commercial Block, High Density Residential Block, Pumping Station, Stormwater Management Pond, Park, Road Widening, Roads and Lanes.  
 H. Piped water to be provided.  
 I. Clay loam soil.  
 K. Sanitary & storm sewers to be provided.

**DRAFT PLAN OF PROPOSED SUBDIVISION**  
 PART OF LOT 89  
 (GEOGRAPHIC TOWNSHIP OF THOROLD)  
 CITY OF THOROLD  
 (REGIONAL MUNICIPALITY OF NIAGARA)

**BOUSFIELDS INC.**  
 3 Church Street, Suite 200  
 Toronto, Ontario M5E 1M2  
 P (416) 947-9744  
 F (416) 947-0781

1 : 1200    December 13, 2023    2097 - 59dp  
 Scale    Date    Drawing Number