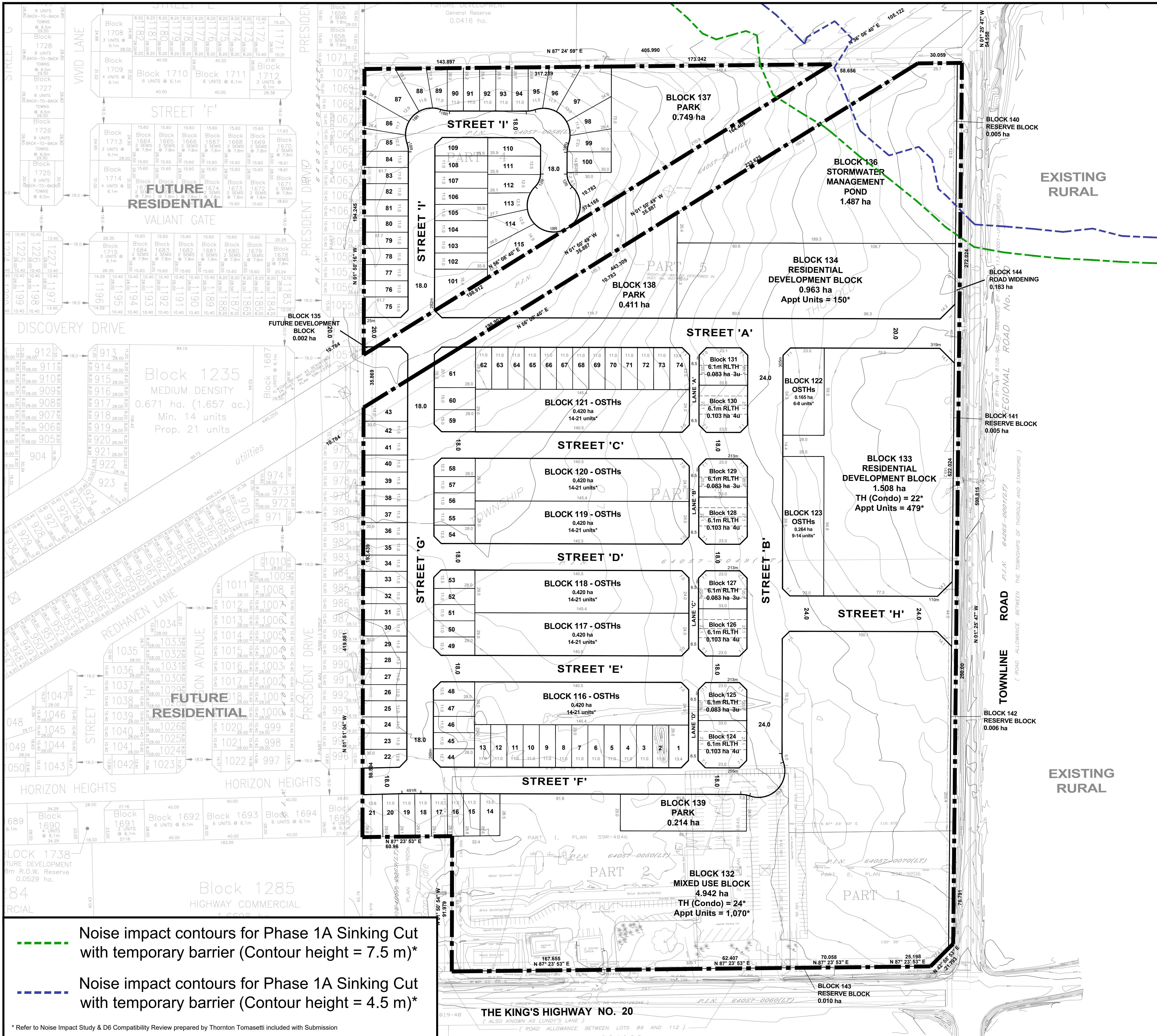




KEYPLAN

Subject Property

LAND USE - AREA TABLE

	2097 - 92dp	September 18, 2025		
Single Family Residential	Lots	1-115	18%	4,198 ha±
On-Street Townhouses	Blocks	116-123	13%	2,952
Rear Lane Townhouses	Blocks	124-131	3%	0,744
Mixed Use Blocks	Block	132	22%	4,942
Residential Development Block	Blocks	133-134	11%	2,471
Future Development Block	Block	135	0%	0,002
Stormwater Management Pond	Block	136	6%	1,487
Parks	Blocks	137-139	6%	1,374
Reserve Blocks	Blocks	140-143	0%	0,026
Road Widening	Block	144	1%	0,183
Roads			20%	4,590
Total			100%	22,969 ha±

ROADS

24m Public R.O.W.	415 m	1.034
20m Public R.O.W.	344 m	0.698
18m Public R.O.W.	1,445 m	2.688
6.5m Public Lane	232 m	0.170
Total	2,436 m	4,590 ha

PRELIMINARY UNIT COUNT

	LOW	HIGH	
Min. 11.0m Single Family Detached	115	115	units
On-Street Townhouses	99	148	
Rear Lane Townhouses	28	28	
Condominium Townhouses	46	46	
Residential Apartment Units	1,699	1,699	
Total	1,987	2,036	*units

* 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.

-- SEE ORIGINAL SUBMISSION --

PHILIP S. SUDA, O.L.S.
SUDA & MALESZYK SURVEYING INC.

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.

-- SEE ORIGINAL SUBMISSION --

RUDANCO HOSPITALITY CORPORATION

Day Month Year

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 **September 18, 2025** **2097 - 92dp**
Scale Date Drawing Number

Noise impact contours for Phase 1A Sinking Cut with temporary barrier (Contour height = 7.5 m)*

Noise impact contours for Phase 1A Sinking Cut with temporary barrier (Contour height = 4.5 m)*

* Refer to Noise Impact Study & D6 Compatibility Review prepared by Thornton Tomasetti included with Submission