



REQUIREMENTS OF THE PLANNING ACT, R.S.O. 1990, c. P.13 SECTION 51(17)

(a) See Plan
 (b) See Plan
 (c) See Plan
 (d) Residential on-street townhouses, medium density, Back to Back townhouses, district commercial, parkette, storm water management pond, open space, roads, res. reserve.
 (e) See Plan (h) Municipal Water (k) Full Municipal Services
 (f) See Plan (i) Clayey Silt to Silt till (l) See Plan
 (g) See Plan (j) See Plan

SCHEDULE OF LAND USE

PROPOSED LAND USE	UNITS	HA.	AC.
RESIDENTIAL - Blocks 2-27	155	3.33	8.23
RESIDENTIAL - MEDIUM DENSITY - BLOCKS 1, 34	146 TO 175	2.62	6.47
PARKETTE - BLOCK 28		0.15	0.37
WALKWAY - BLOCK 29		0.01	0.03
9.0m SERVICING BLOCK - Block 30		0.02	0.05
SWM POND - Block 31		0.79	1.95
ESA - Blocks 35 - 37		3.93	9.71
CREEK CHANNEL BLOCKS 32 & 33		0.92	2.27
TOTAL UNIT COUNT	301 TO 330		
PROPOSED ROADS		HA.	AC.
21.15m RIGHT OF WAY - STREETS A		1.14	2.82
18m RIGHT OF WAY - STREETS B		0.60	1.48
TOTAL SITE AREA		13.51	33.38
PROPOSED ROADS		M	FT
RIGHT OF WAY - STREETS A & B		880	2887.14
TOTAL ROAD LENGTH		880	2887.14

REVISIONS

NO.	DATE	BY	REVISIONS
9	25/10/2023	WG	RIGHT OF WAY WIDTH REVISED STREET A
8	08/07/2023	WG	RIGHT OF WAY WIDTH REVISED STREET A
7	08/06/2023	WG	PARKETT & WALKWAY ADDED
6	08/06/2022	JD	FOR REVIEW AND COMMENT
5	02/12/2021	JD	FOR REVIEW AND COMMENT
4	14/10/2021	JD	FOR REVIEW AND COMMENT

OWNER'S AUTHORIZATION

I authorize Metropolitan Consulting Inc. to prepare and submit this Draft Plan of Subdivision to the City of Niagara Falls for approval.

Alinea Land Corporation 12/19/23 DATE

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary of the lands to be subdivided and their relationship to the adjacent lands are accurately and correctly shown on this plan.

ROY C. MAYO DECEMBER 15, 2023 DATE
 ONTARIO LAND SURVEYOR
 FOR MACKAY, MACKAY AND PETERS LIMITED

AGENT 2255 BARTON ST E
 HAMILTON, ON L8H 7T4
 TEL. 905.578.1001
 FAX. 905.578.7337
 EMAIL: ENGINEERING@METROCON.CA

OWNER **ALINEA LAND CORPORATION**
 4480 Paletta Court
 Burlington, Ontario L7L 5R2

MUNICIPALITY **Niagara Falls**
 ONTARIO

TITLE **DRAFT PLAN**

PROPERTY **PART OF BLOCK B, ALL OF LOTS 5, 6, 7 & 12 OF PLAN 59M-40**
 in the City of Niagara Falls,
 Regional Municipality of Niagara

PROJECT **PIN OAK DRIVE**

CITY FILE NO. **XXX-XX/XX** PROJECT NO. **P18002**

DATE **Feb 2023** SCALE **1:1000**