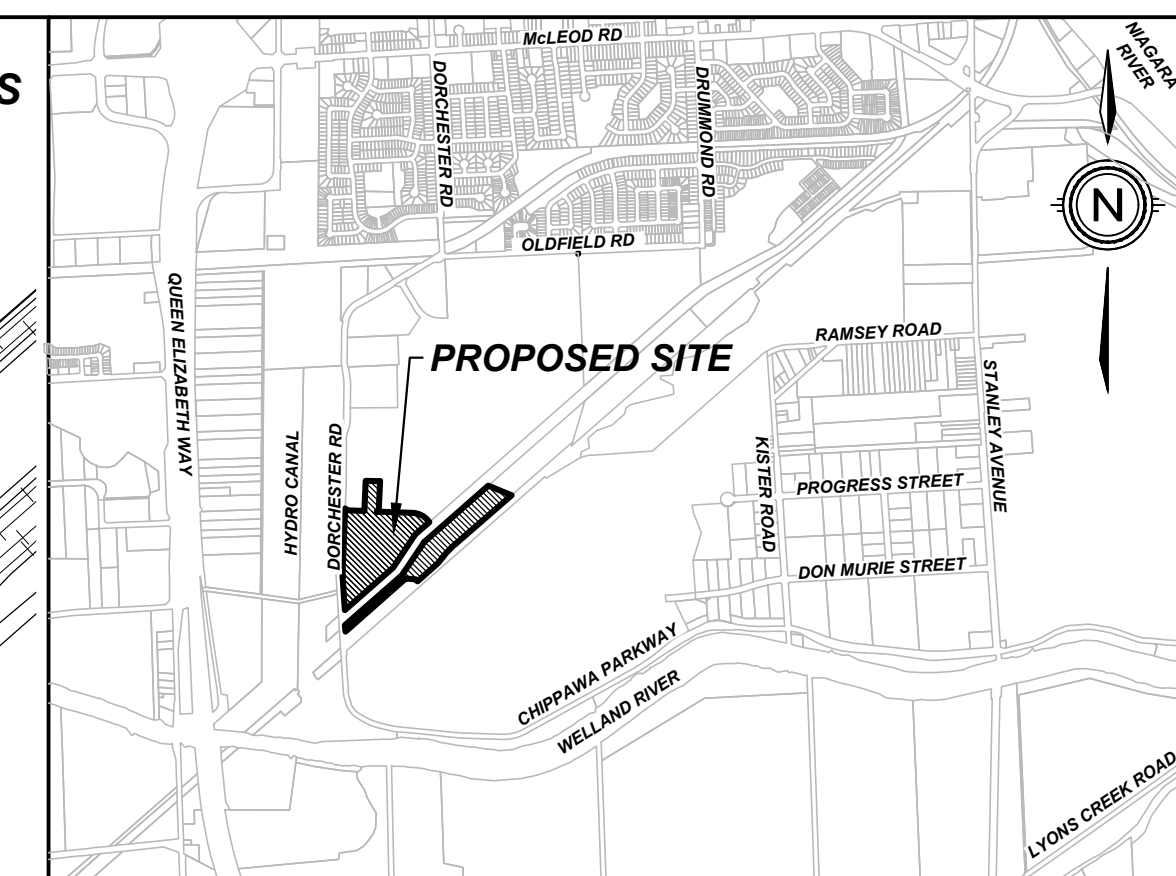
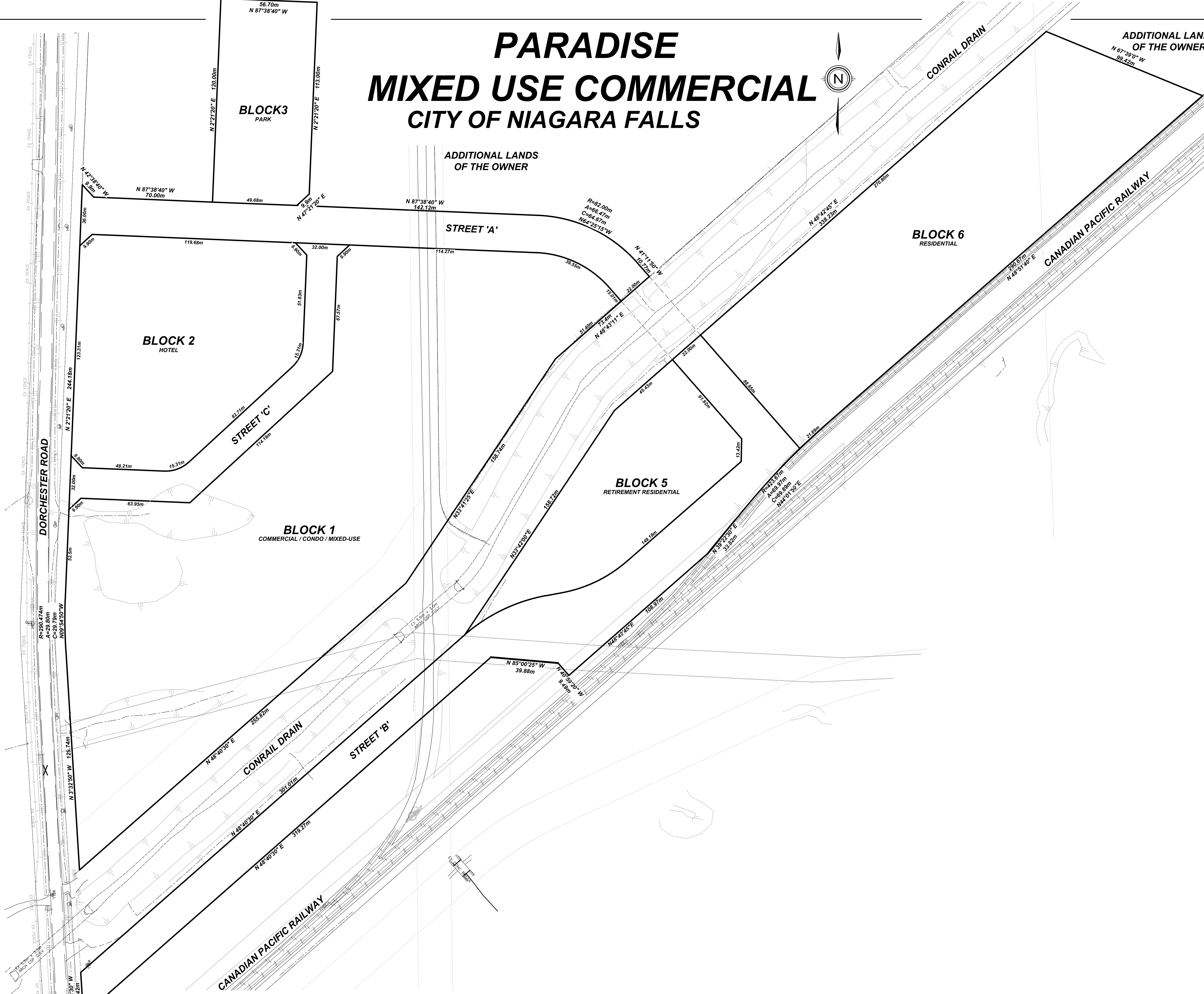


PARADISE MIXED USE COMMERCIAL CITY OF NIAGARA FALLS



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF TOWNSHIP LOTS 212, 213 & 214, AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 212 AND 213 (CLOSED), GEOGRAPHIC TOWNSHIP OF STAMFORD IN THE CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY AUTHORIZE UPPER CANADA CONSULTANTS TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF NIAGARA FALLS FOR APPROVAL.

OWNER'S NAME: Zhijing Chang, GRC (CAN) Investment Co. Ltd. DATE: _____
SURVEYOR'S CERTIFICATE

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

SURVEYOR'S NAME: J.D. BARNES LTD. DATE: Oct 18, 2023

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) SILTY SAND
- j) SEE PLAN
- k) FULL SERVICE
- l) SEE PLAN

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
COMMERCIAL / CONDO / MIXED-USE	BLOCK 1		4.888	36.69
HOTEL	BLOCK 2		1.585	11.90
PARK	BLOCK 3		0.678	5.09
RETIREMENT RESIDENTIAL	BLOCK 5		0.949	7.12
RESIDENTIAL	BLOCK 6	66	2.601	19.53
ROADWAY			2.621	19.67
TOTAL		66	13.322	100.00

DEVELOPABLE RESIDENTIAL AREA (BLOCK 6) = 2.601ha
DEVELOPABLE DENSITY (BLOCK 6) = 25.375 units/ha

#	ISSUED FOR APPROVAL / REVISION	DATE	BV / INIT
0	ISSUED FOR APPROVAL	2023-12-08	BV



30 Hannover Drive Unit 3
St. Catharines, Ontario
L2W 1A3
Phone: (905) 688-8400
Fax: (905) 688-5274

DRAWING TITLE	DRAFTING	BV
PARADISE MIXED USE COMMERCIAL DRAFT PLAN	DATE	DECEMBER 8, 2023
	PRINTED	DECEMBER 14, 2023
	SCALE	1:1000
DWG No.	REV	
22266-DP	0	