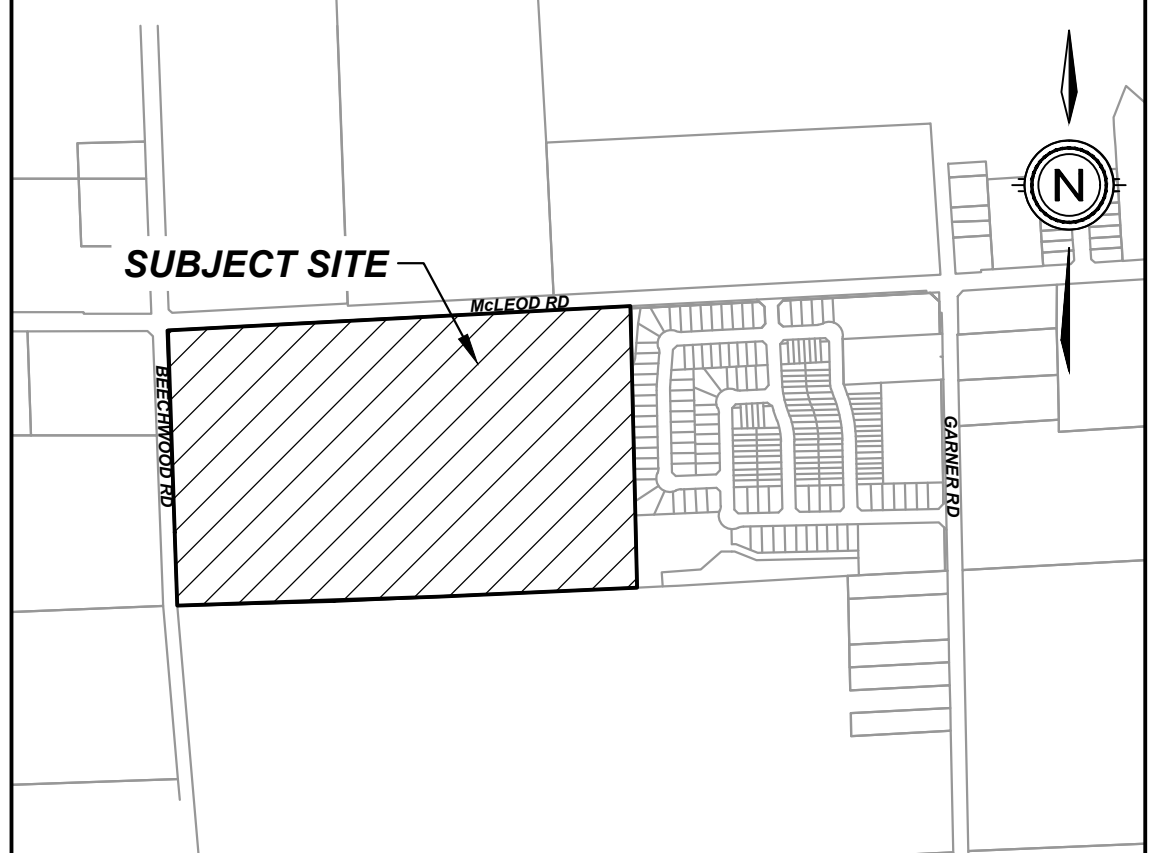
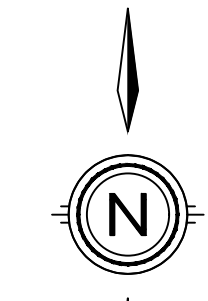


# McLEOD MEADOWS

## CITY OF NIAGARA FALLS

**PRELIMINARY**



**KEY PLAN**  
N.T.S.

**DEMONSTRATION PLAN OF SUBDIVISION**

**LEGAL DESCRIPTION**

PART 1 & PART 2, PLAN 59R-16846; PART OF LOT 181  
GEOGRAPHIC TOWNSHIP OF STANFORD  
NOW IN THE  
CITY OF NIAGARA FALLS  
REGIONAL MUNICIPALITY OF NIAGARA

**LOTTING BREAKDOWN**

FRONTAGE	No. of UNITS	% of TOTAL
10m Single-detached	139	25.41%
12m Single-detached	10	2.03%
6.1m Street Towns	201	36.83%
Rear Lane Towns	86	15.84%
Back-to-Back Towns	108	19.89%
<b>TOTAL</b>	<b>544</b>	<b>100%</b>

**LAND USE SCHEDULE**

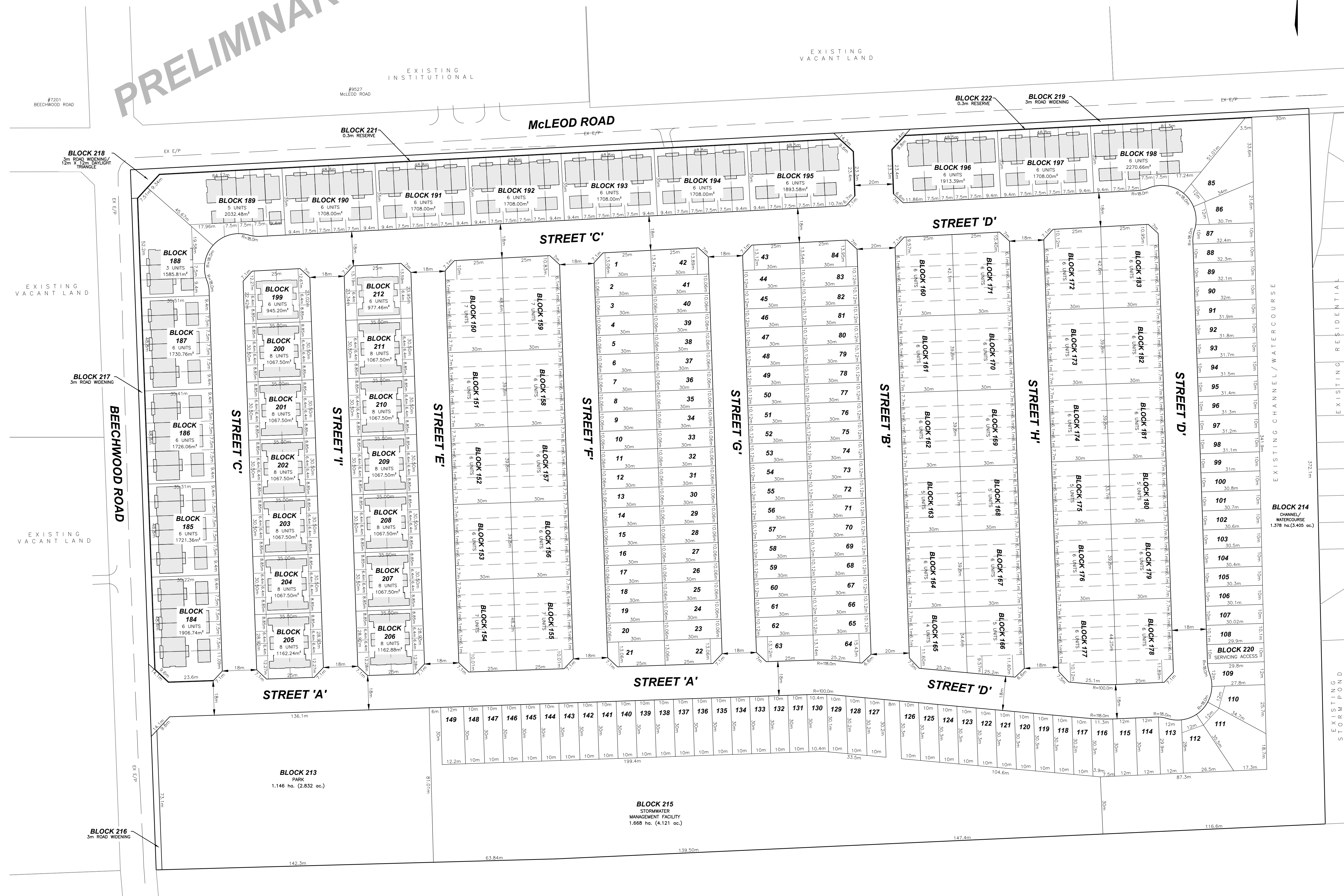
LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-149	149	4.780	20.85
STREET TOWN RESIDENTIAL	BLOCK 150-183	201	4.097	17.87
REVERSE FRTO STREET TOWN	BLOCK 184-198	86	2.703	11.80
B2B STREET TOWN	BLOCK 199-212	108	1.492	6.51
PARKLAND	BLOCK 213		1.146	5.00
CHANNEL/WATERCOURSE	BLOCK 214		1.378	6.01
STORMWATER MGMT FACILITY	BLOCK 215		1.668	7.28
3.0m ROAD WIDENING/DAYLIGHT	BLOCK 216-219		0.285	1.24
10m SERVING ACCESS	BLOCK 220		0.030	0.13
0.3m RESERVE	BLOCK 221-222		0.027	0.12
ROADWAY			5.317	23.20
<b>TOTAL</b>		<b>544</b>	<b>22.923</b>	<b>100.00</b>

DEVELOPABLE AREA: 21.545 ha (EXCLUDES BLOCK 214)  
DEVELOPABLE DENSITY = 25.25 units/ha

REV	DESCRIPTION	DATE	BY
0	ISSUED FOR REVIEW	2024-11-01	MK
#	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	MK/TA
<b>DEMONSTRATION PLAN OF SUBDIVISION (REVISED)</b>	DATE	AUGUST 15, 2024
	PRINTED	NOVEMBER 1, 2024
	SCALE	1:1000
DWG No.	REV	
<b>2054-DEM15</b>	<b>0</b>	



**DENSITY CALCULATIONS:**

TARGET DENSITY: MINIMUM 53 PEOPLE AND JOBS PER GROSS HECTARE

UNITS: 2.45 PEOPLE (2026)      TOTAL AREA IN Ha: 21.545ha (EXCLUDES BLOCK 268)  
TOTAL NUMBER OF PEOPLE REQUIRED = 1141.885 PEOPLE & JOBS

PROPOSED:

UNITS: 2.45 PEOPLE X 544 UNITS = 1332.80 PEOPLE  
LIVE/WORK/EMPLOYMENT: 544 UNITS X 5% = 27.20 JOBS

TOTAL = 1360.00 PEOPLE AND JOBS  
NO. OF PEOPLE/TOTAL AREA (ha): 1360.00/21.545 ha = 63.12 PERSONS & JOBS PER HECTARE