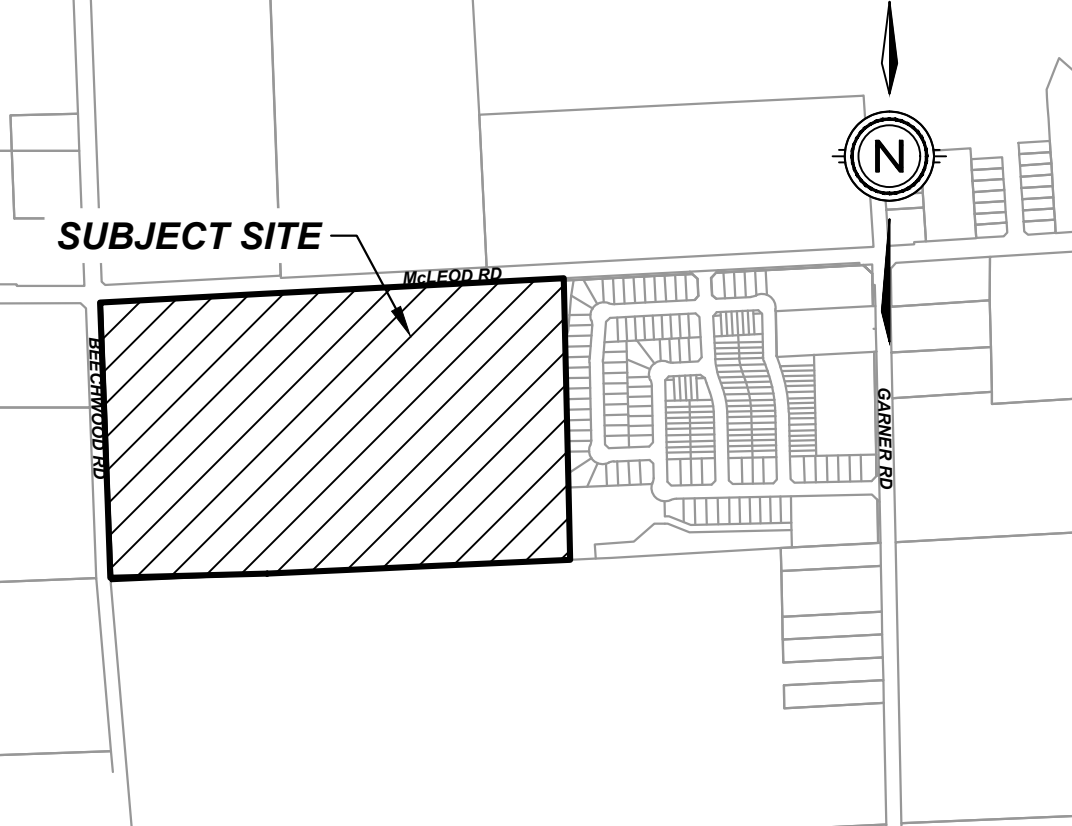


McLEOD MEADOWS

CITY OF NIAGARA FALLS



KEY PLAN

N.T.S.

DRAFT 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

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.

NOVEMBER 1, 2024
DATE

SURVEYOR'S CERTIFICATE

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

NOVEMBER 1, 2024
DATE

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

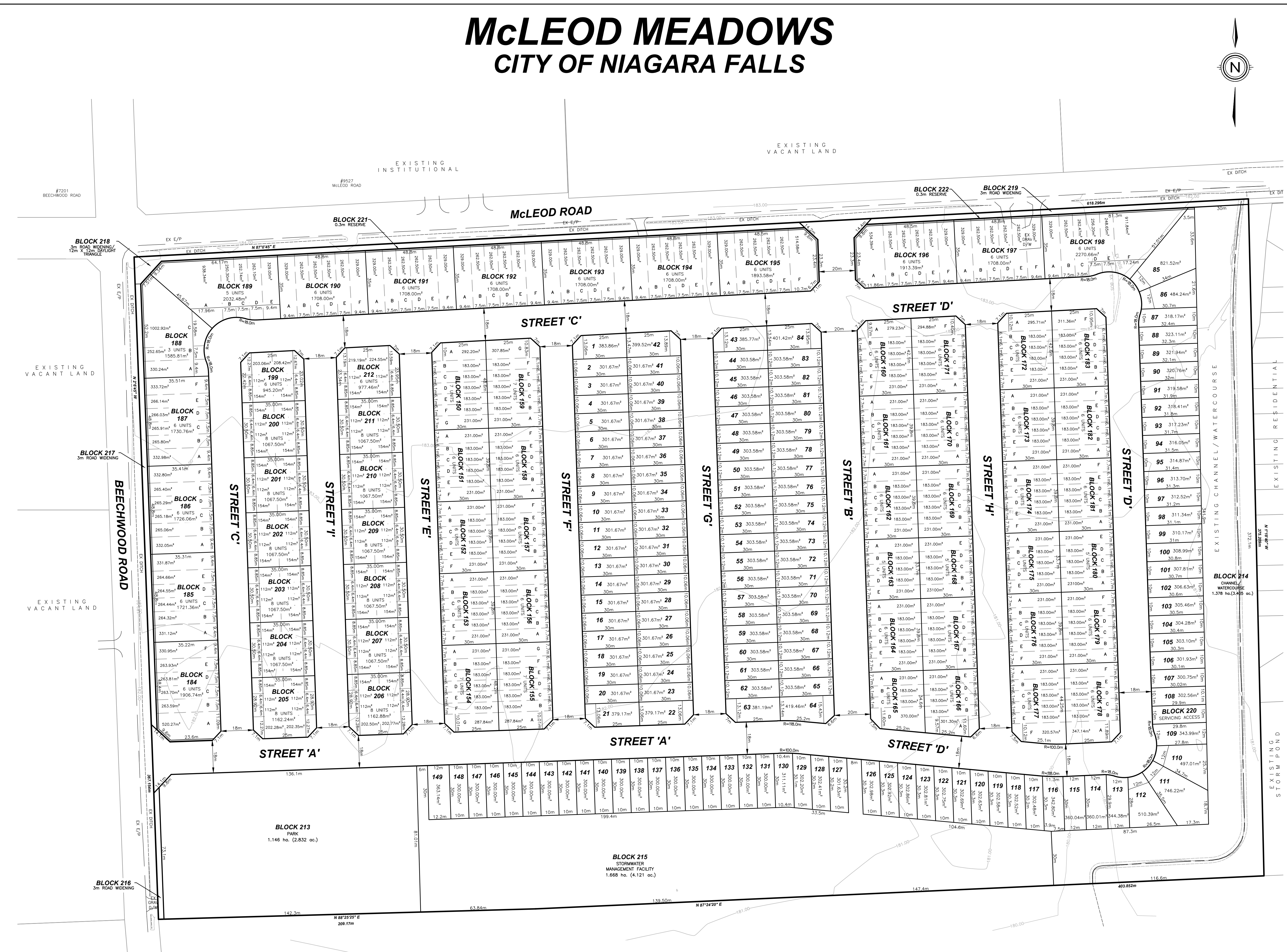
LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-149	149	4.780	20.85
STREET TOWN RESIDENTIAL	BLOCK 150-183	201	4.097	17.87
REVERSE FRGT STREET TOWN	BLOCK 184-198	86	2.703	11.80
B2B STREET TOWN	BLOCK 199-212	108	1.492	6.51
PARKLAND	BLOCK 213		1.146	5.00
CHANNEL/WATERCOURSE	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 SERVICING ACCESS	BLOCK 220		0.030	0.13
0.3m RESERVE	BLOCK 221-222		0.027	0.12
ROADWAY			5.317	23.20
TOTAL		544	22.923	100.00

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

#	ISSUED FOR APPROVAL	DATE	INIT
0	ISSUED FOR APPROVAL	2024-11-04	M.K
#	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	MK
DRAFT PLAN OF SUBDIVISION	DATE	NOVEMBER 1, 2024
	PRINTED	NOVEMBER 4, 2024
	SCALE	1:1000
	DWG No.	2054-DP
	REV	0



DENSITY CALCULATIONS:

TARGET DENSITY: MINIMUM 53 PEOPLE AND JOBS PER GROSS HECTARE

UNITS: 2.45 PEOPLE (2026) TOTAL AREA IN Ho: 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