

**DRAFT PLAN OF SUBDIVISION
LOTS 529 TO 539 (INCLUSIVE)
AND PART OF LOTS 546 AND 547
PLAN 260
IN THE CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA**



OWNER'S CERTIFICATE
"I HEREBY AUTHORIZE FOTENN CONSULTANTS INC. TO
SUBMIT THIS PLAN FOR APPROVAL."
October 23, 2024 Norman Winter
DATE LAWRENCE AVENUE GROUP LIMITED

SURVEYOR'S CERTIFICATE
"I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO
BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO
THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
SHOWN"
October 22, 2024 Philip S. Suda
DATE PHILIP S. SUDA
ONTARIO LAND SURVEYOR

DRAFT APPROVAL CERTIFICATE
THIS DRAFT PLAN OF SUBDIVISION IS APPROVED UNDER
SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF
_____, 20____.
SUBJECT TO THE CONDITIONS, SET FORTH IN THE LETTER
DATED _____
MAYOR / CITY OF NIAGARA FALLS

**CLIENT
LAWRENCE AVENUE GROUP**

**FOTENN
Planning + Design**

OTTAWA: 396 Cooper Street, Suite 300, Ottawa ON K2P 2H7 613.730.5709
KINGSTON: 4 Cataragui St, Suite 315, Kingston ON K7K 1Z7 613.542.5454
TORONTO: 174 Spadina Ave, Suite 304, Toronto ON M5T 2C2 416.789.4530

www.fotenn.com
DESIGNED JC
REVIEWED ET
DATE 2024.10.17

P1

ADDITIONAL INFORMATION UNDER THE PLANNING ACT SECTION 51.17 (A-L) OF THE PLANNING ACT.

- A) SEE PLAN
- B) SEE PLAN
- C) SEE PLAN
- D) MIXED USE (BLOCKS 1-4) AND RESIDENTIAL (BLOCKS 5-8), NAMED ON PLAN
- E) SEE APPENDIX: PLANNING REPORT
- F) SEE PLAN
- G) SEE PLAN
- H) SEE APPENDIX: SERVICING REPORT
- I) SEE APPENDIX: GEOTECHNICAL INVESTIGATION
- J) SEE APPENDIX: PRELIMINARY STORMWATER MANAGEMENT REPORT
- K) SEE APPENDIX: SERVICING REPORT
- L) SEE PLAN

NOTE: THE FOLLOWING DRAFT PLAN OF SUBDIVISION IS BASED ON AN ONTARIO LAND SURVEYOR BOUNDARY SURVEY. ALL OTHER DIMENSIONS TO BE CONFIRMED/CERTIFIED BY ONTARIO LAND SURVEYOR, WHERE REQUIRED.

PROPOSED USE AND TOTAL AREA	
Residential	76,135m ²
Street	28,617m ²
Park Space	5,014m ²
TOTAL	109,766m²

