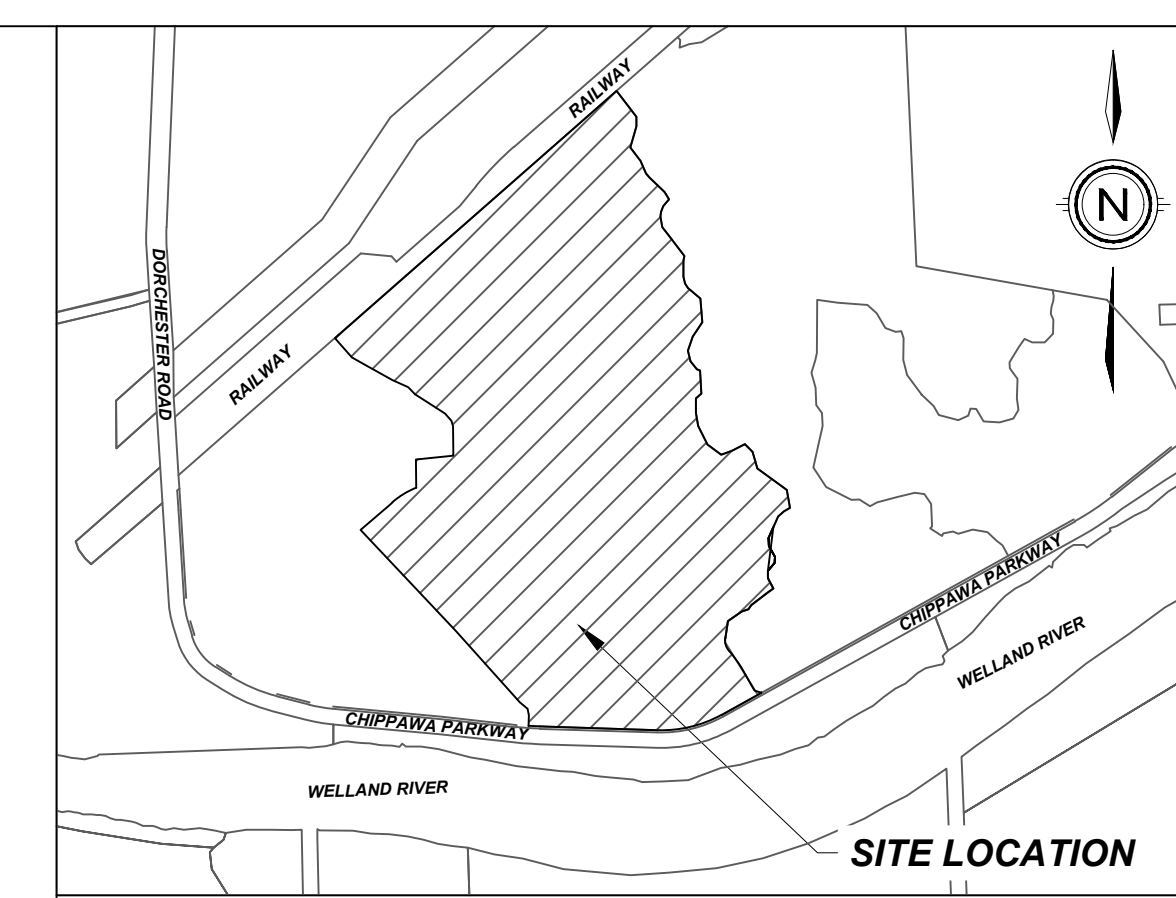


RIVERFRONT COMMUNITY-PHASE 2 NIAGARA FALLS



KEY PLAN
N.T.S.

COLOUR DEMONSTRATION PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOTS 213 & 214 AND PART OF ROAD ALLOWANCE BETWEEN LOTS 212 & 213 GEOGRAPHIC TOWNSHIP OF STANFORD, NOW IN THE CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA

PHASE 2-LAND USE SCHEDULE

| LAND USE | LOT/BLOCK | # OF UNITS | AREA(ha) | AREA(%) |
|---------------------------|-----------|------------|---------------|---------------|
| SINGLE FAMILY RESIDENTIAL | 1-175 | 175 | 7.468 | 28.38 |
| STREET TOWNHOUSE | 176-214 | 209 | 4.555 | 17.31 |
| BACK-TO-BACK TOWNS | 215-224 | 110 | 1.756 | 6.67 |
| MULTIPLE FAMILY | 225 | 138 | 1.581 | 6.00 |
| PARK (PHASE 1-2) | 226 | | 1.955 | 7.43 |
| 3.5m MULTI-USE TRAIL | 227-228 | | 0.036 | 0.14 |
| 6.0m MULTI-USE TRAIL | 229 | | 0.177 | 0.67 |
| 6.0m ACCESSWAY | 230 | | 0.021 | 0.08 |
| STORM MANAGEMENT POND | 231 | | 1.020 | 3.88 |
| ENVIRONMENTAL PROTECTION | 232 | | 1.526 | 5.80 |
| OPEN SPACE | 233 | | 0.062 | 0.23 |
| ROADWAY | | | 6.150 | 23.41 |
| TOTAL | | 632 | 26.307 | 100.00 |

DEVELOPABLE AREA = 21.744ha (EXCL. BLOCKS 226, 231-233)
DEVELOPABLE DENSITY = 29.06 units/ha

| NO. | ISSUED FOR APPROVAL | 2024-08-09 | TA |
|-----|---------------------|------------|------|
| 0 | REVISION | DATE | INIT |



| | | |
|---|----------|-----------------|
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| PHASE 2 COLOUR DEMONSTRATION PLAN OF SUBDIVISION | DATE | AUGUST 14, 2024 |
| | PRINTED | AUGUST 14, 2024 |
| | SCALE | 1:1000 |
| | DWG No. | REV |
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**CONCEPTUAL FOR
ILLUSTRATION PURPOSE
ONLY**