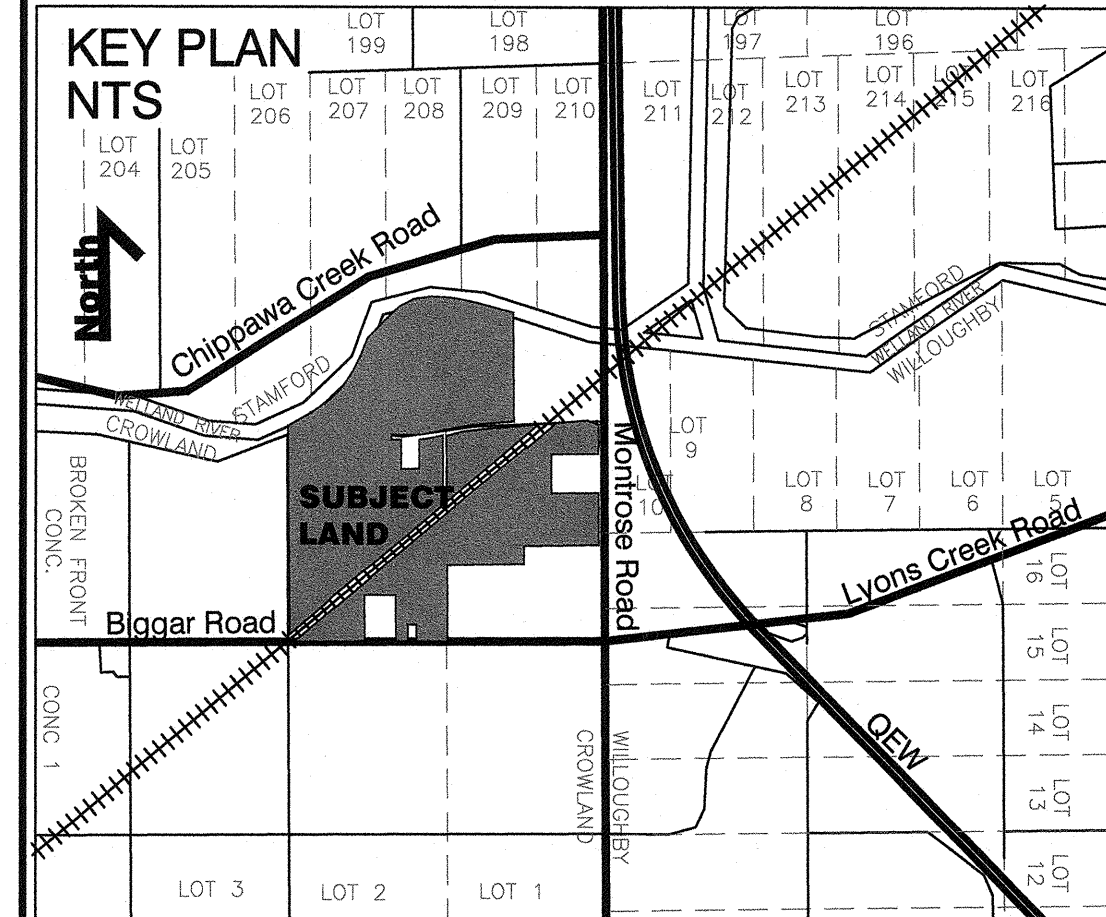


DRAFT PLAN OF SUBDIVISION

FOR PART OF LOTS 1 & 2
BROKEN FRONT CONCESSION
(GEOGRAPHIC TOWNSHIP OF CROWLAND)
REGIONAL MUNICIPALITY OF NIAGARA

January 26, 2023



LAND USE	Block Number	Units	Area (ha)	LAND USE	Block Number	Units	Area (ha)
Hospital Employment/Hospice	96-97	-	1.35	Schools	98-99	-	5.78
Schools	98-99	-	5.78	SWM	100-103	-	8.78
SWM	100-103	-	8.78	Parks	104-109	-	5.23
Parks	104-109	-	5.23	EPA (Environmental Protection Area)	110-120	-	79.38
EPA (Environmental Protection Area)	110-120	-	79.38	Road Widening	121-125	-	0.40
Road Widening	121-125	-	0.40	Bioswale	126	-	0.09
Bioswale	126	-	0.09	Roads	Streets A-NN	-	23.00
Roads	Streets A-NN	-	23.00	Subtotal	-	-	124.10
Subtotal	-	-	124.10	Total	-	-	3,558.68
Total	-	-	3,558.68				

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT, R.S.O., 1990

- (a) AS SHOWN ON DRAFT AND KEY PLANS
- (b) AS SHOWN ON DRAFT PLAN AS SHOWN ON DRAFT AND KEY PLANS
- (c) AS SHOWN ON DRAFT PLAN AS SHOWN ON DRAFT AND KEY PLANS
- (d) THE LAND IS TO BE USED ACCORDING TO THE SCHEDULE OF LAND USE
- (e) AS SHOWN ON DRAFT AND KEY PLANS
- (f) AS SHOWN ON DRAFT PLAN
- (g) AS SHOWN ON DRAFT AND KEY PLANS
- (h) MUNICIPAL WATER SUPPLY TO BE MADE AVAILABLE
- (i) SOIL IS SILTY CLAY
- (j) AS SHOWN ON DRAFT PLAN
- (k) FULL MUNICIPAL SERVICES TO BE MADE AVAILABLE
- (l) SUBJECT TO EASEMENTS AS SHOWN ON THE DRAFT PLAN

Note:
All dimensions on curves are chord lengths unless otherwise indicated.

OWNER'S AUTHORIZATION

I AUTHORIZE WSP CANADA GROUP LTD. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF NIAGARA FALLS FOR APPROVAL.

Donald Guizzetti President
Empire (Grand Niagara) Project GP Inc. Feb 1, 2023
DATE

SURVEYOR'S CERTIFICATE

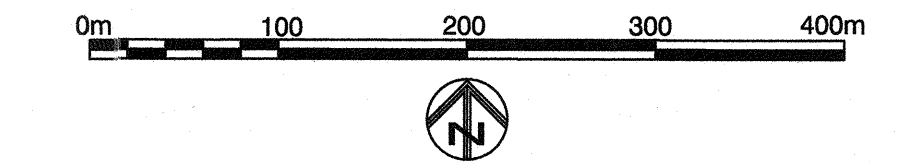
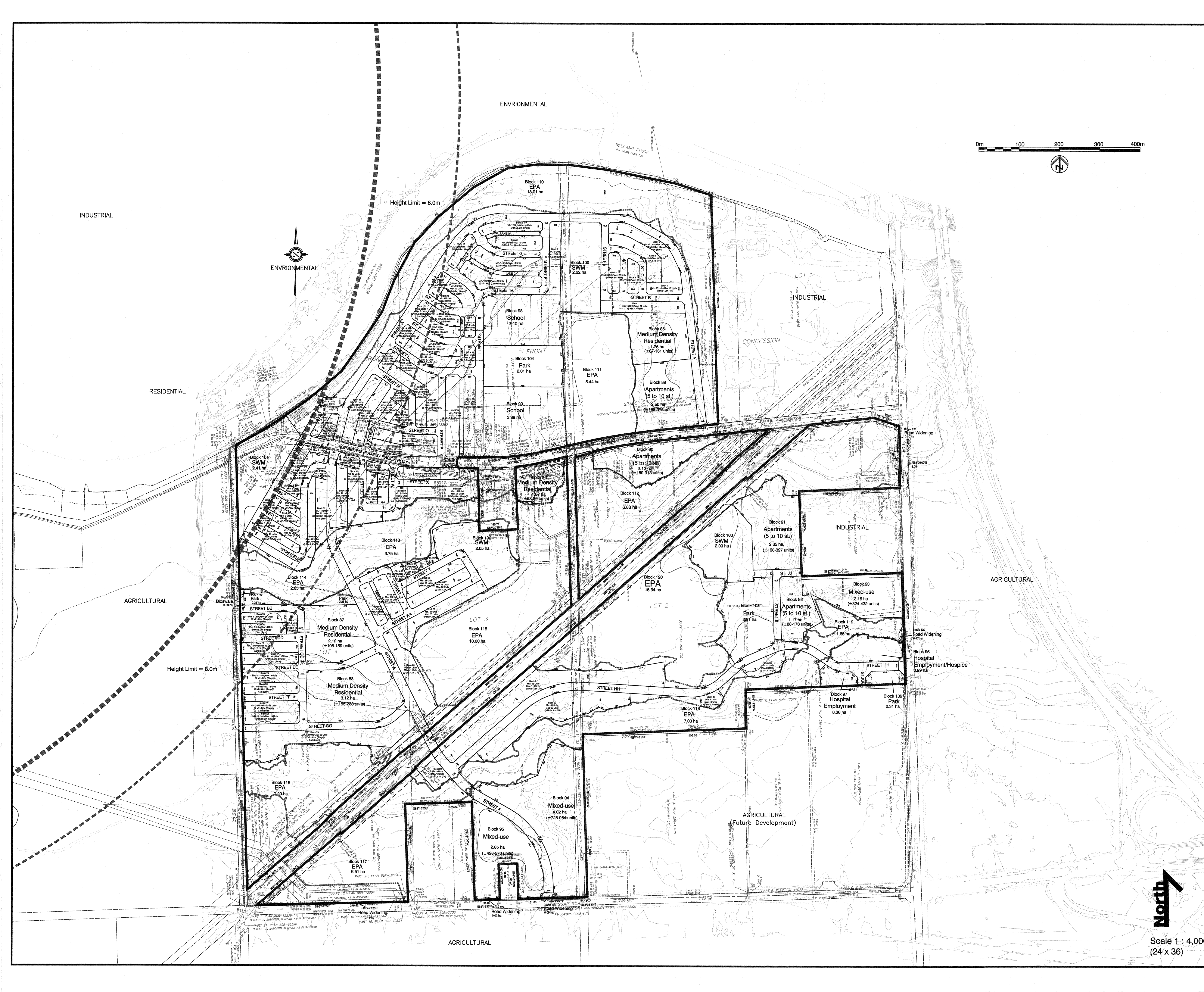
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

Yury Bogdanov
Yury Bogdanov, Ontario Land Surveyor, OLP
Governa JAN. 26, 2023
DATE

PLAN PREPARED BY

North
Nathan Hanas, CPT
WSP CANADA GROUP LTD. JAN. 26, 2023
DATE

wsp
211-08936-00-PL2



North
Scale 1 : 4,000
(24 x 36)