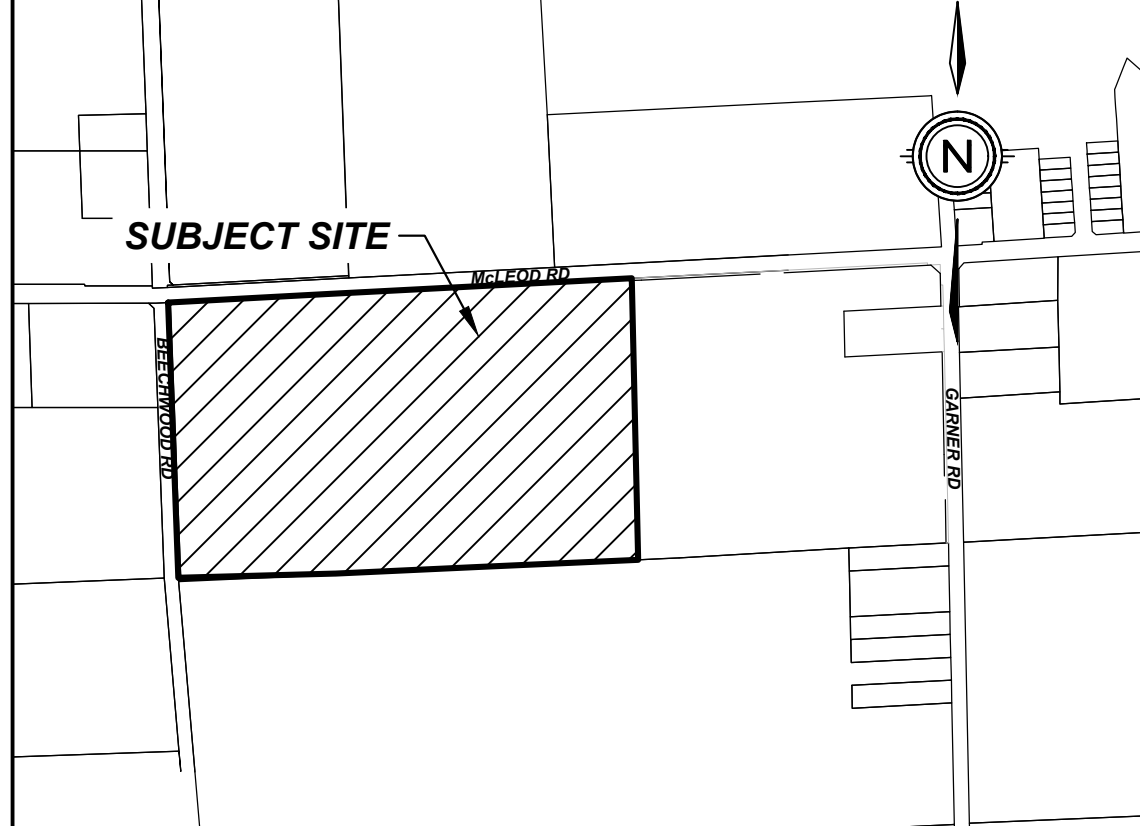


McLEOD MEADOWS

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.

800460 ONTARIO LIMITED DATE

SURVEYOR'S CERTIFICATE

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

Allan J. Heywood
ALLAN J. HEYWOOD DATE
J.D. BARNES LTD. 20-16-176

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

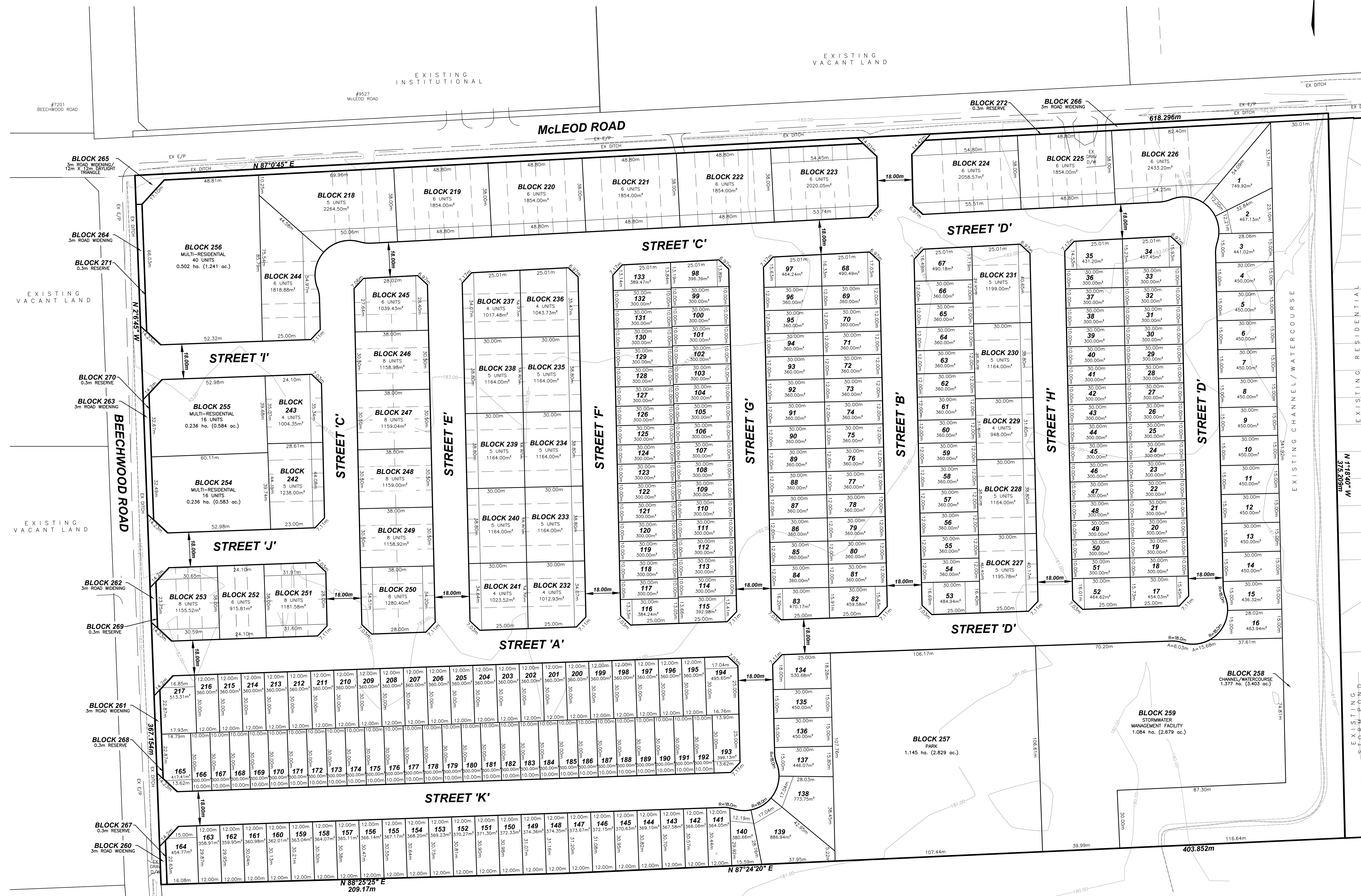
LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-217	217	7.764	33.87
REVERSE FRGT STREET TOWN	BLOCK 218-226	53	1.805	7.87
STREET TOWNS RESIDENTIAL	BLOCK 227-244	85	2.081	9.08
B2B TOWNS RESIDENTIAL	BLOCK 245-253	68	1.021	4.45
MULTIPLE FAMILY RESIDENTIAL	BLOCK 254-256	72	0.975	4.25
PARKLAND	BLOCK 257		1.145	5.00
CHANNEL/WATERCOURSE	BLOCK 258		1.377	6.01
STORMWATER MGMT FACILITY	BLOCK 259		1.084	4.73
3.0m ROAD WIDENING/DAYLIGHT	BLOCK 260-266		0.253	1.10
0.3m RESERVE	BLOCK 267-272		0.029	0.13
ROADWAY			5.389	23.51
TOTAL		495	22.923	100.00

DEVELOPABLE AREA: 22.923ha - 1.377ha = 21.546ha
DEVELOPABLE DENSITY = 22.97 units/ha

#	ISSUED FOR APPROVAL	DATE	M.K
0	ISSUED FOR APPROVAL	2023-03-01	M.K
#	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	MK
DRAFT PLAN OF SUBDIVISION	DATE	DECEMBER 14, 2022
	PRINTED	MARCH 8, 2023
	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 Ha: 22.923 Ha - 1.377 Ha. = 21.546
TOTAL NUMBER OF PEOPLE REQUIRED = 1077.30 PEOPLE

PROPOSED:
UNITS: 2.45 PEOPLE X 495 UNITS = 1212.75 PEOPLE
LIVE/WORK/EMPLOYMENT: 495 UNITS X 5% = 24.75 JOBS

TOTAL = 1237.50 PERSONS AND JOBS
NO. OF PEOPLE/TOTAL AREA (ha): 1237.50/21.55 ha = 57.43 PERSONS & JOBS PER HECTARE