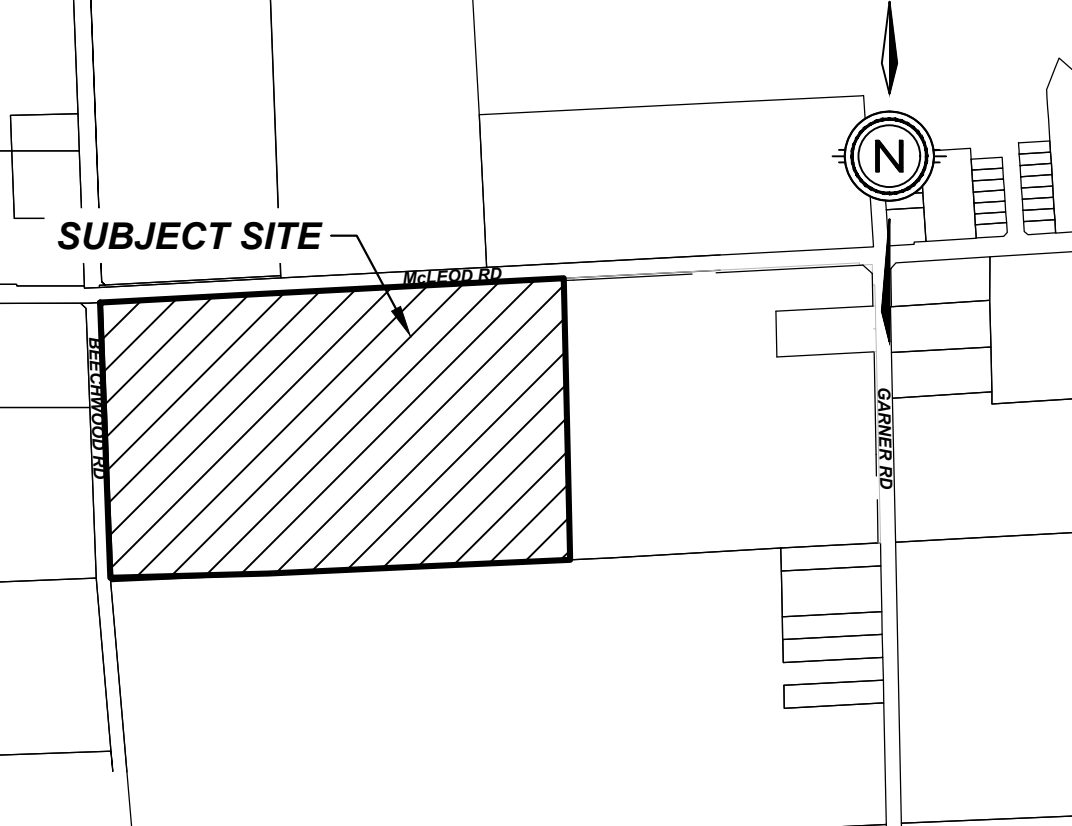
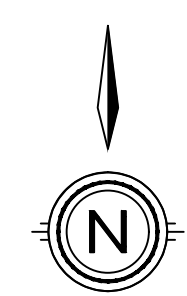


McLEOD MEADOWS

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
DECEMBER 16, 2022
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
J.D. BARNES LTD.
Dec. 16, 2022
20-16-176
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

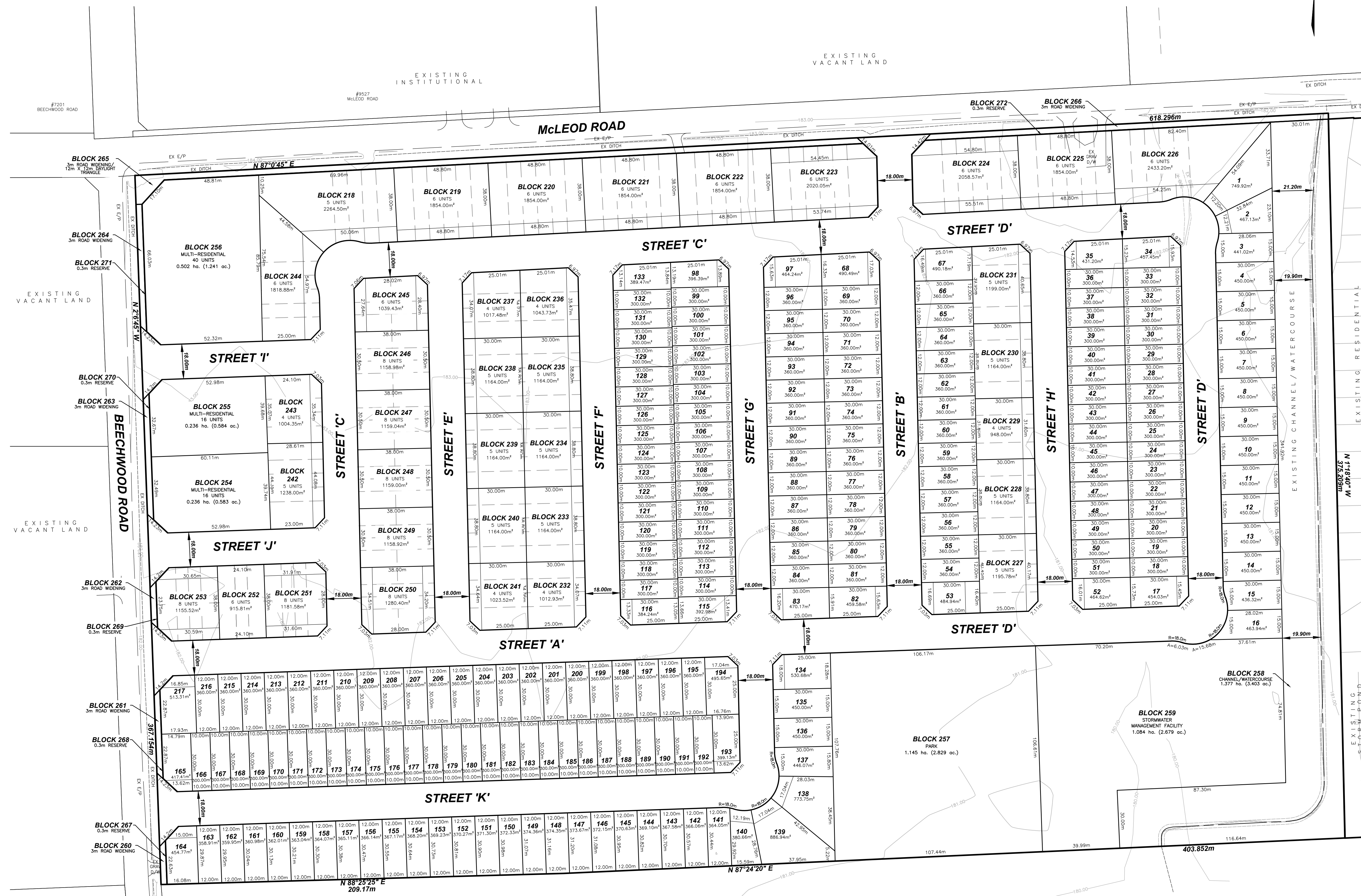
LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-217	217	7.764	33.87
REVERSE FRGT STREET TOWN	BLOCK 218-226	53	1.805	7.87
STREET TOWNS RESIDENTIAL	BLOCK 227-244	85	2.081	9.08
B2B TOWNS RESIDENTIAL	BLOCK 245-253	68	1.021	4.45
MULTIPLE FAMILY RESIDENTIAL	BLOCK 254-256	72	0.975	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	2023-03-01	M.K
	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	MK
DRAFT PLAN OF SUBDIVISION	DATE	DECEMBER 14, 2022
	PRINTED	MARCH 23, 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