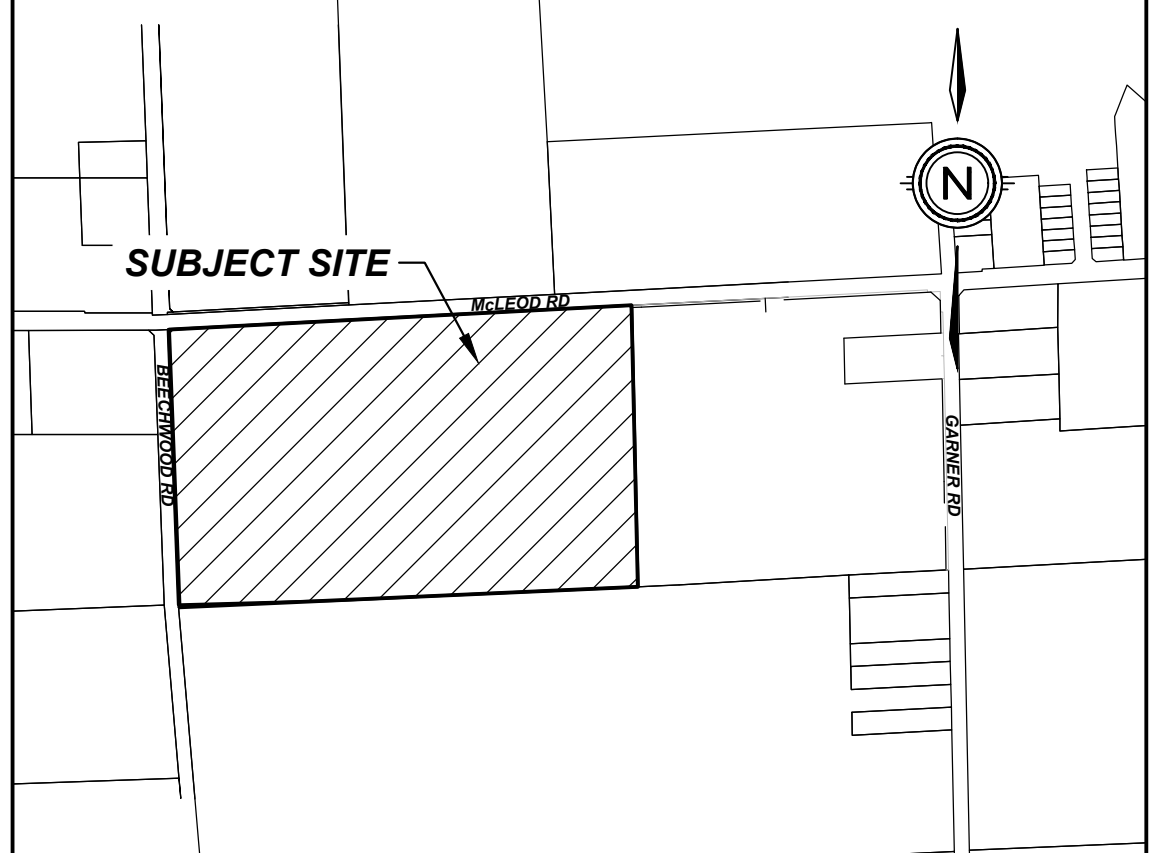
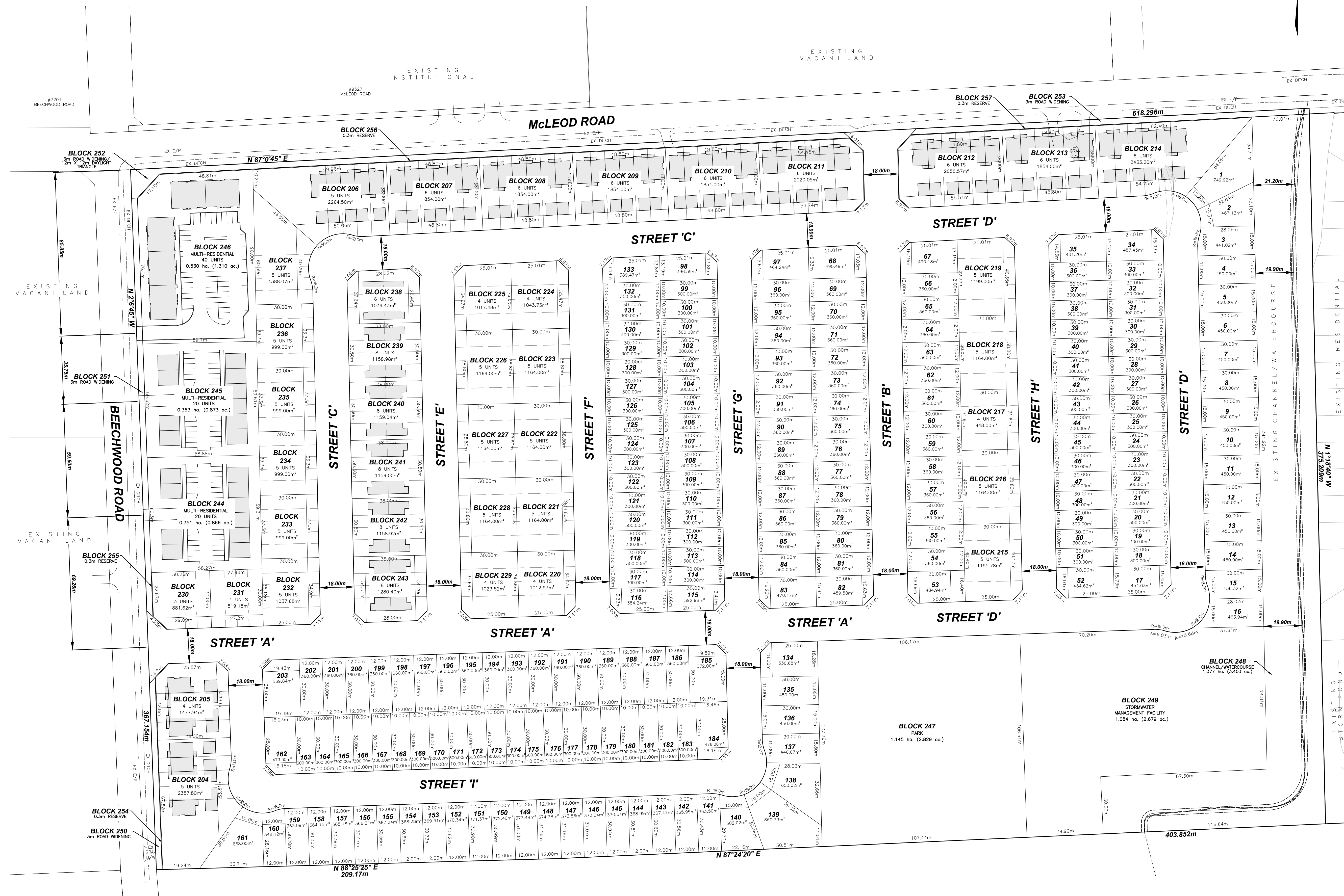
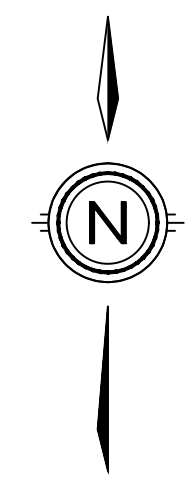


McLEOD MEADOWS

CITY OF NIAGARA FALLS



KEY PLAN

N.T.S.

DEMONSTRATION 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

LOTGING BREAKDOWN

| FRONTAGE | No. of UNITS | % of TOTAL |
|-----------------------|--------------|-------------|
| ○ 10m Single-detached | 95 | 19.08% |
| □ 12m Single-detached | 86 | 17.27% |
| ○ 15m Single-detached | 22 | 4.42% |
| Street Towns | 107 | 21.49% |
| B2B Towns | 46 | 9.24% |
| Rear Lane Towns | 62 | 12.45% |
| Multi-residential | 80 | 16.06% |
| TOTAL | 498 | 100% |

LAND USE SCHEDULE

| LAND USE | LOT/BLOCK | # OF UNITS | AREA(ha) | AREA(%) |
|-----------------------------|---------------|------------|---------------|---------------|
| SINGLE FAMILY RESIDENTIAL | LOT 1-203 | 203 | 7.236 | 31.57 |
| REVERSE FRGT STREET TOWN | BLOCK 204-214 | 62 | 2.188 | 9.54 |
| STREET TOWNS RESIDENTIAL | BLOCK 215-237 | 107 | 2.487 | 10.85 |
| B2B TOWNS RESIDENTIAL | BLOCK 238-243 | 46 | 0.800 | 3.49 |
| MULTIPLE FAMILY RESIDENTIAL | BLOCK 244-246 | 80 | 1.234 | 5.38 |
| PARKLAND | BLOCK 247 | | 1.145 | 5.00 |
| CHANNEL/WATERCOURSE | BLOCK 248 | | 1.377 | 6.01 |
| STORMWATER MGMT FACILITY | BLOCK 249 | | 1.084 | 4.73 |
| 3.0m ROAD WIDENING/DAYLIGHT | BLOCK 250-253 | | 0.285 | 1.24 |
| 0.3m RESERVE | BLOCK 254-257 | | 0.024 | 0.11 |
| ROADWAY | | | 5.063 | 22.09 |
| TOTAL | | 498 | 22.923 | 100.00 |

DEVELOPABLE AREA: 22.923ha - 1.377ha = 21.546ha
DEVELOPABLE DENSITY = 23.11 units/ha

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 498 UNITS = 1220.10 PEOPLE
LIVE/WORK/EMPLOYMENT: 498 UNITS X 5% = 24.90 JOBS

TOTAL = 1245.00 PERSONS AND JOBS
NO. OF PEOPLE/TOTAL AREA (ha): 1245.00/21.55 ha = 57.77 PERSONS & JOBS PER HECTARE

| DRAWING TITLE | DRAFTING | DATE | DATE | INIT |
|-----------------------------------|----------|--------------|------------|------|
| DEMONSTRATION PLAN OF SUBDIVISION | MK | MAY 31, 2023 | 2023-06-01 | M.K |
| | | 1:1000 | | |
| DWG No. | REV | | | |
| 2054-DEMO | 0 | | | |

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS