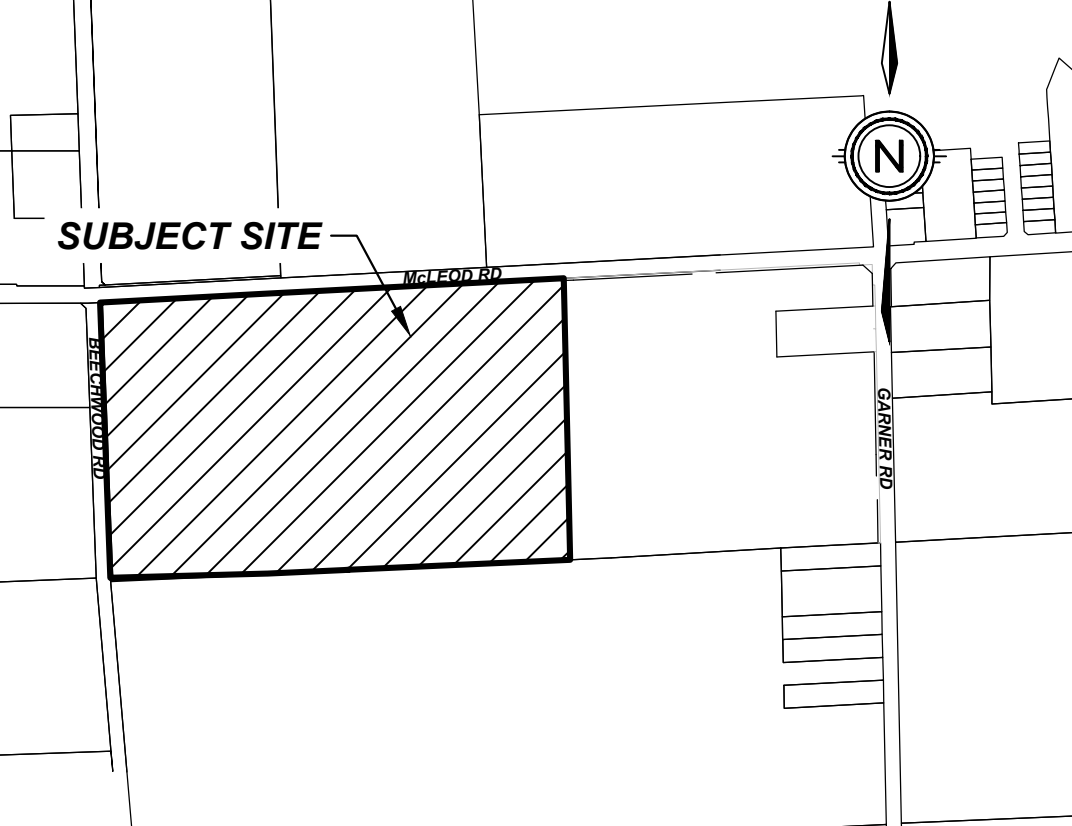


# McLEOD MEADOWS

## 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  
DECEMBER 16, 2022

### 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  
Dec. 16, 2022

### 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

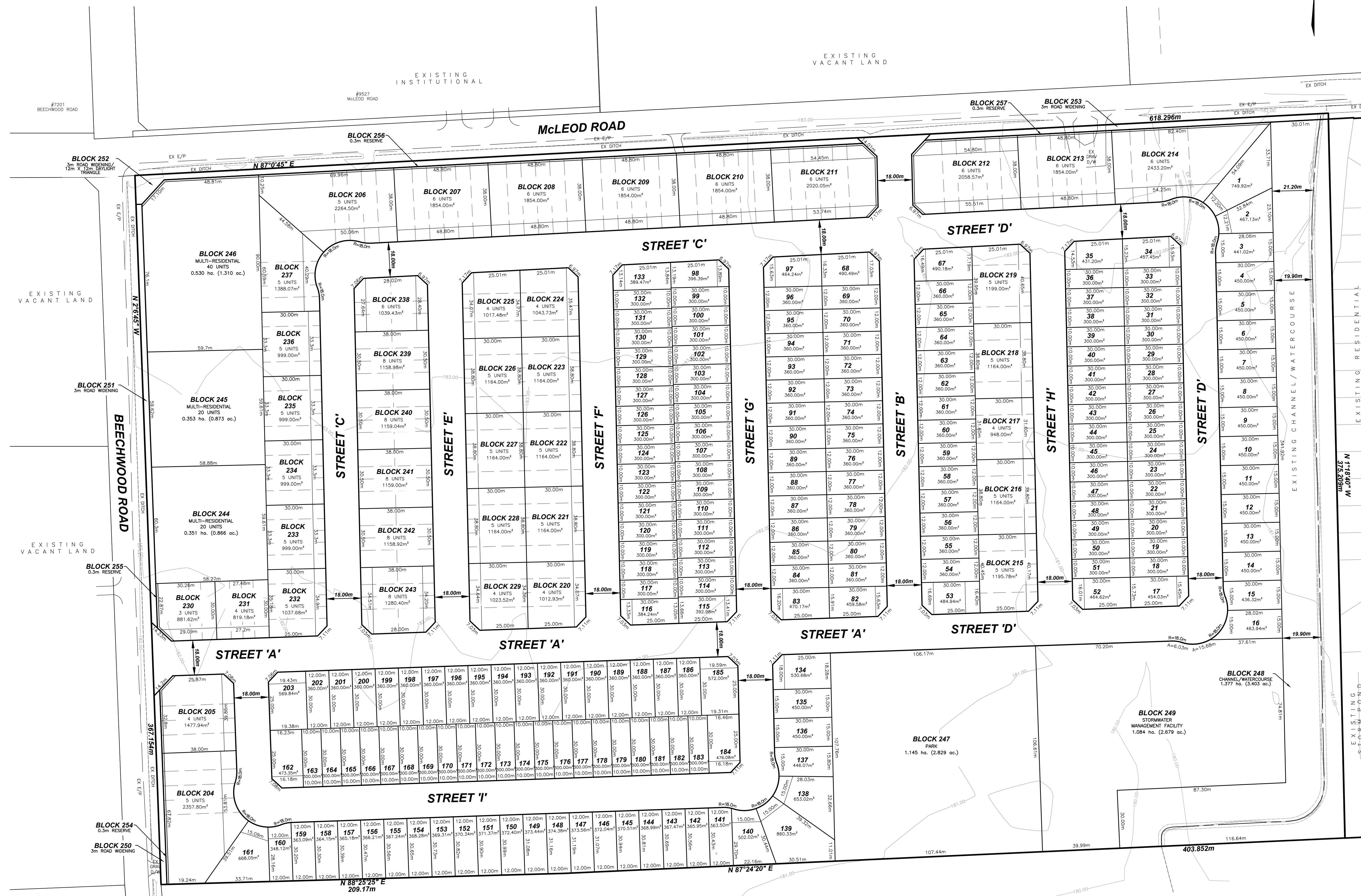
LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-203	203	7.236	31.57
REVERSE FRGT STREET TOWN	BLOCK 204-214	62	2.188	9.54
STREET TOWNS RESIDENTIAL	BLOCK 215-237	107	2.487	10.85
B2B TOWNS RESIDENTIAL	BLOCK 238-243	46	0.800	3.49
MULTIPLE FAMILY RESIDENTIAL	BLOCK 244-246	80	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
<b>TOTAL</b>		<b>498</b>	<b>22.923</b>	<b>100.00</b>

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

#	REVISION	DATE	INIT
0	REVISED AS PER TRANSPORTATION COMMENTS	2023-06-01	M.K
1	ISSUED FOR APPROVAL	2023-03-01	M.K
#	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	MK
<b>DRAFT PLAN OF SUBDIVISION</b>	DATE	DECEMBER 14, 2022
	PRINTED	JUNE 1, 2023
	SCALE	1:1000
	DWG No.	2054-DP
	REV	1



### 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