

KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF TOWNSHIP LOTS 212, 213 & 214, AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 212 AND 213 (CLOSED), GEOGRAPHIC TOWNSHIP OF STAMFORD 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.

OWNER'S NAME
Zhijing Chang, GRC (CAN) Investment Co. Ltd.

DATE

SURVEYOR'S CERTIFICATE

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

SURVEYOR'S NAME
J.D. BARNES LTD.


DATE
Oct 13, 2023

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- | | | |
|-------------|--------------------|-----------------|
| a) SEE PLAN | e) SEE PLAN | i) SILTY SAND |
| b) SEE PLAN | f) SEE PLAN | j) SEE PLAN |
| c) SEE PLAN | g) SEE PLAN | k) FULL SERVICE |
| d) SEE PLAN | h) MUNICIPAL WATER | l) SEE PLAN |

LAND USE SCHEDULE				
LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
COMMERCIAL / CONDO / MIXED-USE	BLOCK 1		4.888	36.69
HOTEL	BLOCK 2		1.585	11.90
PARK	BLOCK 3		0.678	5.09
RETIREMENT RESIDENTIAL	BLOCK 5		0.949	7.12
RESIDENTIAL	BLOCK 6	66	2.601	19.53
ROADWAY			2.621	19.67
TOTAL		66	13.322	100.00
DEVELOPABLE RESIDENTIAL AREA (BLOCK 6) = 2.601ha				
DEVELOPABLE DENSITY (BLOCK 6) = 25.375 units/ha				

0	ISSUED FOR APPROVAL	2023-12-08	BV
#	REVISION	DATE	INIT



UPPER CANADA
CONSULTANTS
ENGINEERS / PLANNERS

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DRAWING TITLE	DRAFTING	BV
PARADISE MIXED USE COMMERCIAL	DATE	DECEMBER 8, 2023
DRAFT PLAN	PRINTED	DECEMBER 14, 2023
	SCALE	1:1000
	DWG No.	22266-DP
	REV	0