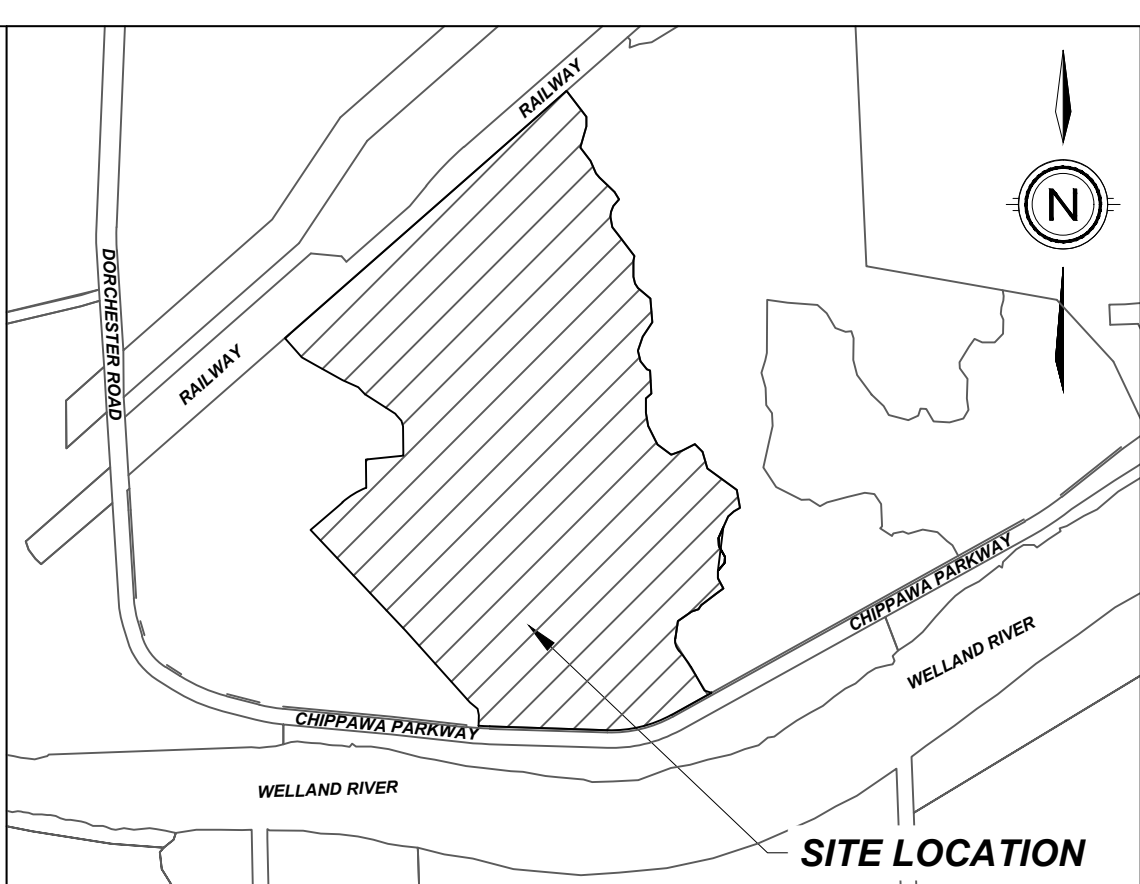
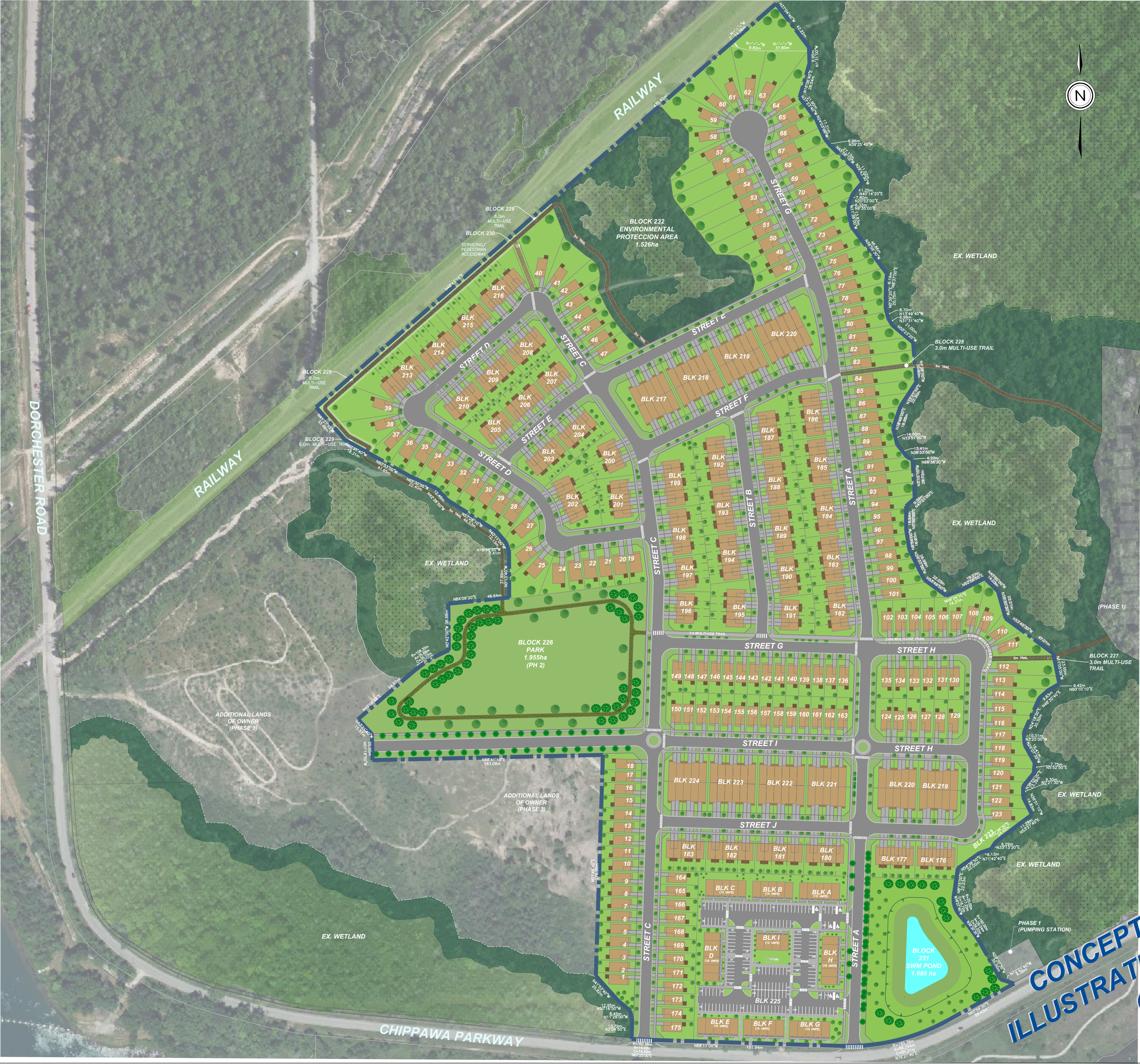


RIVERFRONT COMMUNITY-PHASE 2
NIAGARA FALLS



KEY PLAN
N.T.S.

COLOUR DEMONSTRATION
PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOTS 213 & 214 AND PART OF ROAD
ALLOWANCE BETWEEN LOTS 212 & 213
GEOGRAPHIC TOWNSHIP OF STANFORD,
NOW IN THE CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

PHASE 2-LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	1-175	175	7.468	28.38
STREET TOWNHOUSE	176-214	209	4.555	17.31
BACK-TO-BACK TOWNS	215-224	110	1.756	6.67
MULTIPLE FAMILY	225	138	1.581	6.00
PARK (PHASE 1-2)	226		1.955	7.43
3.5m MULTI-USE TRAIL	227-228		0.036	0.14
6.0m MULTI-USE TRAIL	229		0.177	0.67
6.0m ACCESSWAY	230		0.021	0.08
STORM MANAGEMENT POND	231		1.020	3.88
ENVIRONMENTAL PROTECTION	232		1.526	5.80
OPEN SPACE	233		0.062	0.23
ROADWAY			6.150	23.41
TOTAL		632	26.307	100.00

DEVELOPABLE AREA = 21.744ha (EXCL. BLOCKS 226, 231-233)
DEVELOPABLE DENSITY = 29.06 units/ha

REVISION	DATE	INIT
ISSUED FOR APPROVAL	2024-08-09	TA
REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	TA/AM
PHASE 2 COLOUR DEMONSTRATION PLAN OF SUBDIVISION	DATE	AUGUST 14, 2024
	PRINTED	AUGUST 14, 2024
	SCALE	1:1000
	DWG No.	2209-PH2-CD
	REV	0

CONCEPTUAL FOR
ILLUSTRATION PURPOSE
ONLY