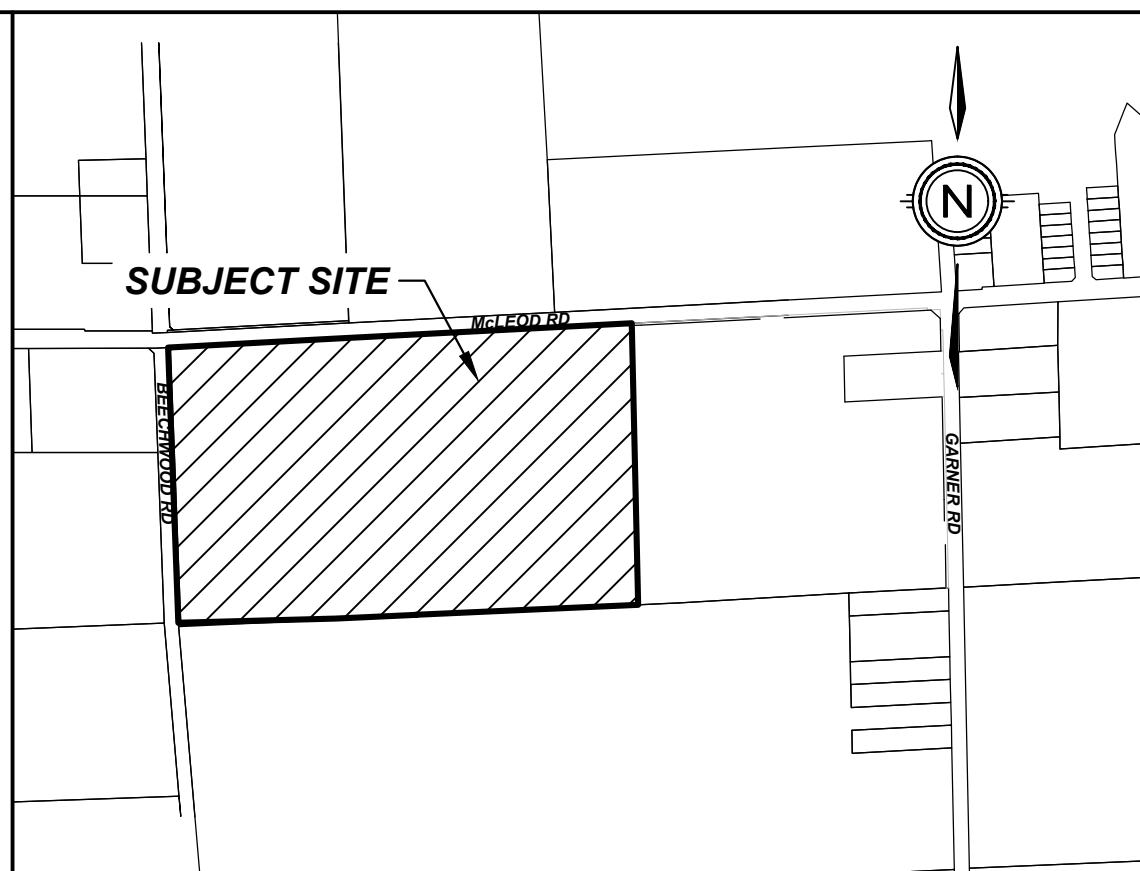
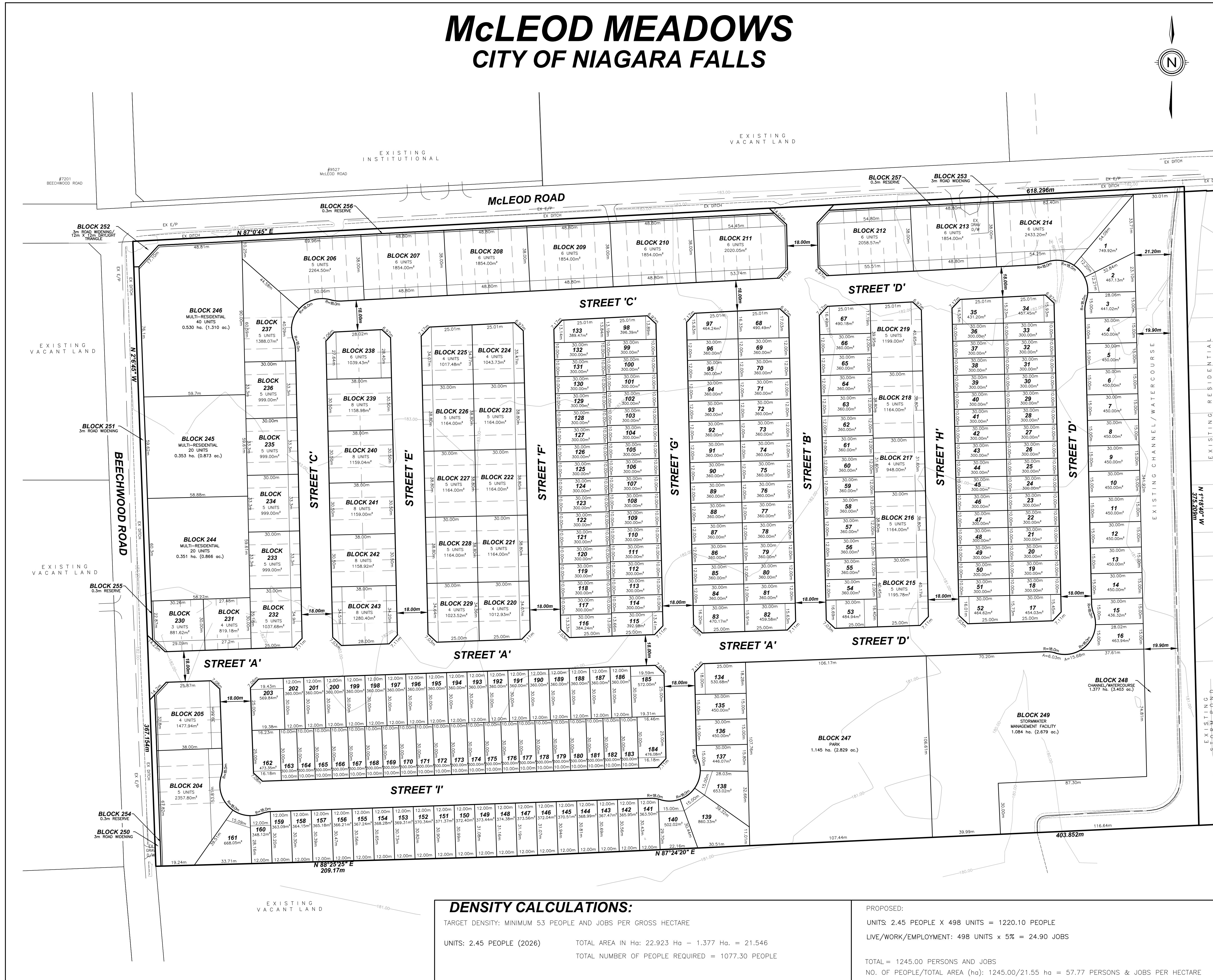


McLEOD MEADOWS

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.

DECEMBER 16, 2022
DATE

800460 ONTARIO LIMITED

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
DATE

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(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-203	203	7.236	31.57
REVERSE FRTO 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

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

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

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