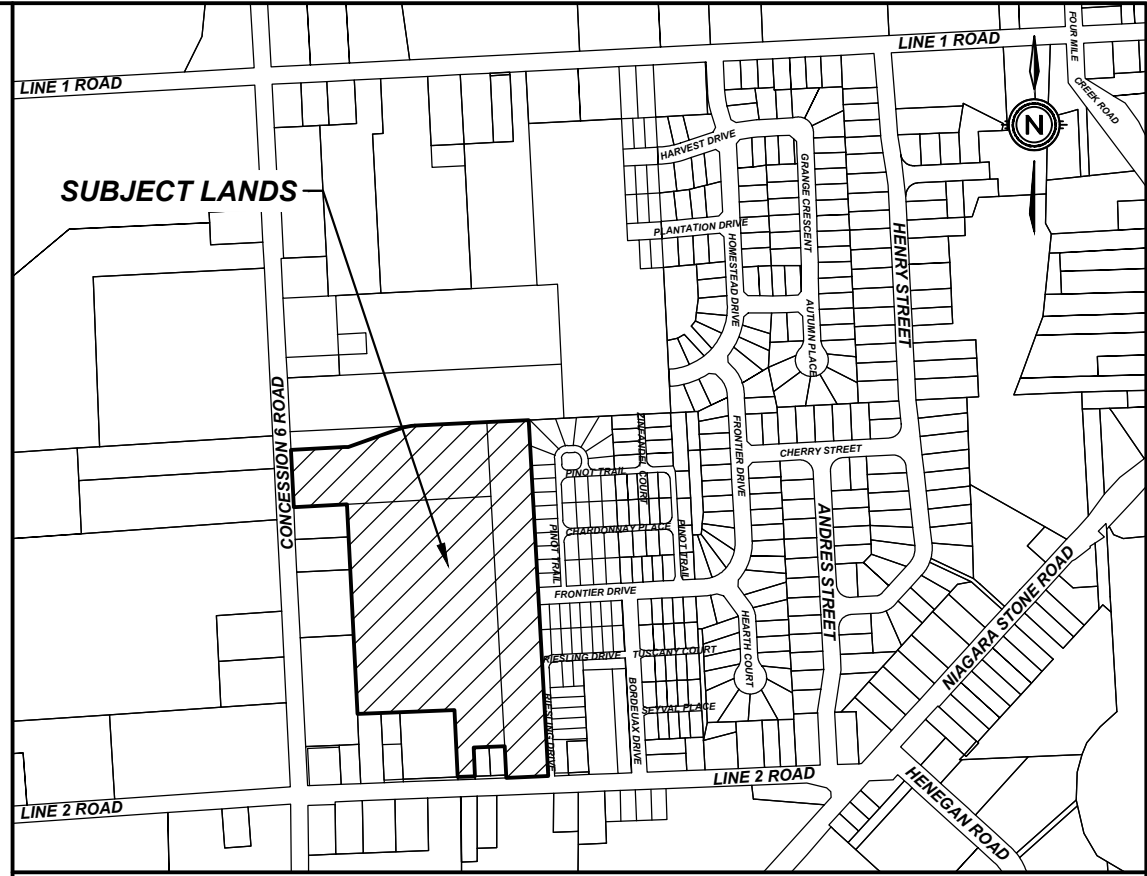
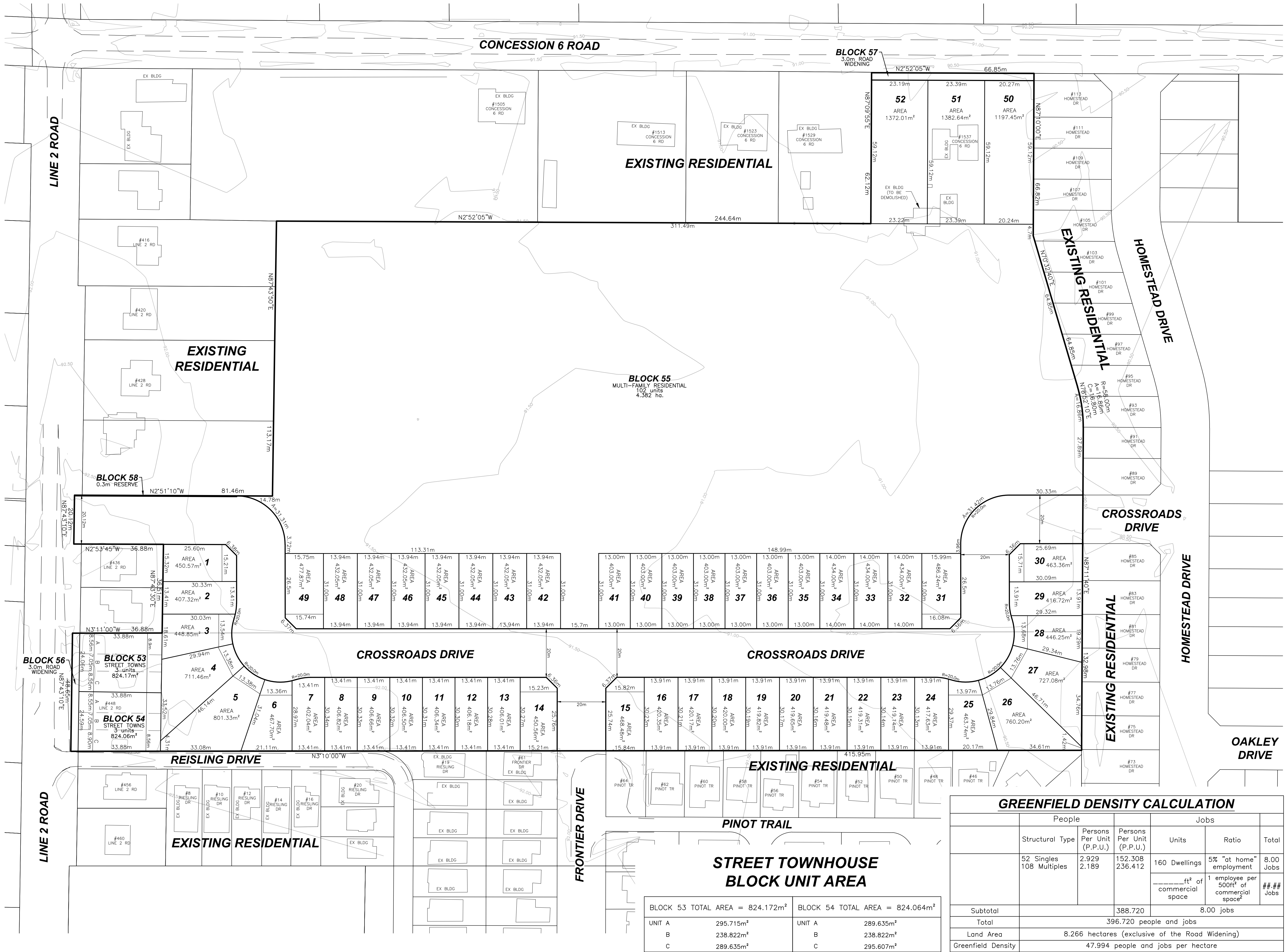
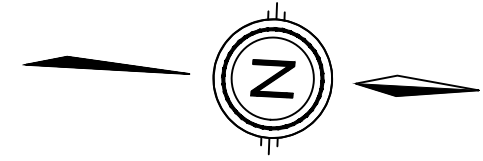


KONIK ESTATES-PHASE 2

TOWN OF NIAGARA-ON-THE-LAKE



KEY PLAN

N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 119,
GEOGRAPHIC TOWNSHIP OF NIAGARA
NOW IN THE
TOWN OF NIAGARA-ON-THE-LAKE
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 TOWN OF
NIAGARA-ON-THE-LAKE FOR APPROVAL.

RP Bencall
GREY FOREST HOMES LTD. SEPTEMBER 25, 2023
DATE

SURVEYOR'S CERTIFICATE

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

Allan J. Heywood Dec. 7, 2023
ALLAN J. HEYWOOD DATE
J.D. BARNES LTD. (15-16-631-08)

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 1-52	52	2.616	31.51
STREET TOWN RESIDENTIAL	BLOCK 53-54	6	0.165	1.99
MULTIPLE FAMILY RESIDENTIAL	BLOCK 55	102	4.382	52.79
3.0m ROAD WIDENING	BLOCK 56-57		0.035	0.42
0.3m RESERVE	BLOCK 58		0.002	0.03
ROADWAY			1.101	13.26
TOTAL		160	8.301	100.00
DEVELOPABLE AREA = 8.266 ha				
DEVELOPABLE DENSITY = 19.36 units/ha				

0	ISSUED FOR APPROVAL	2023-12-07	MK
#	REVISION	DATE	INIT



DRAWING TITLE DRAFT PLAN OF SUBDIVISION	DRAFTING	MK
	DATE	SEPTEMBER 21, 2023
	PRINTED	DECEMBER 7, 2023
	SCALE	1:750
DWG No.		REV
1433-DP		0

GREENFIELD DENSITY CALCULATION

	People			Jobs		
	Structural Type	Persons Per Unit (P.P.U.)	Persons Per Unit (P.P.U.)	Units	Ratio	Total
	52 Singles 108 Multiples	2.929 2.189	152.308 236.412	160 Dwellings -----ft ² of commercial space	5% "at home" employment 1 employee per 500ft ² of commercial space?	8.00 Jobs ### Jobs
Subtotal			388.720	8.00 jobs		
Total	396.720 people and jobs					
Land Area	8.266 hectares (exclusive of the Road Widening)					
Greenfield Density	47.994 people and jobs per hectare					

STREET TOWNHOUSE BLOCK UNIT AREA

BLOCK 53 TOTAL AREA = 824.172m²		BLOCK 54 TOTAL AREA = 824.064m²	
UNIT A	295.715m²	UNIT A	289.635m²
B	238.822m²	B	238.822m²
C	289.635m²	C	295.607m²