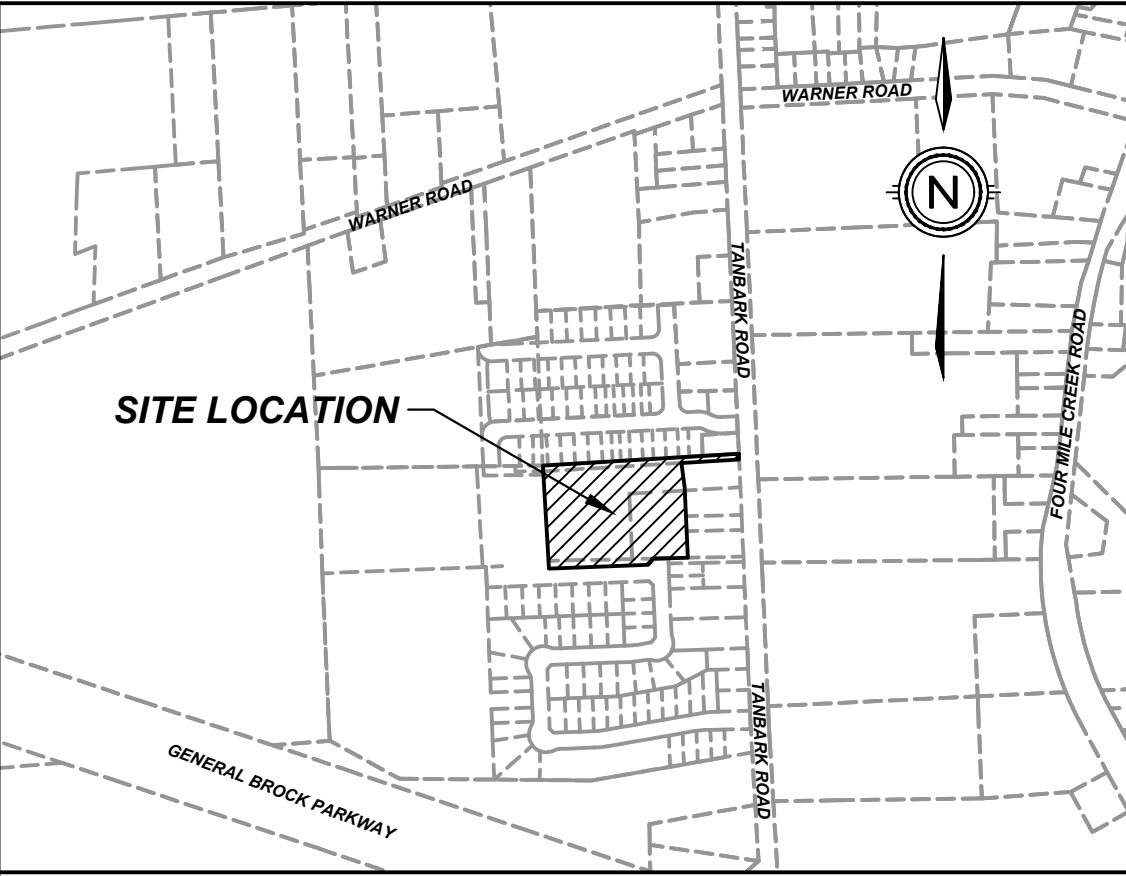
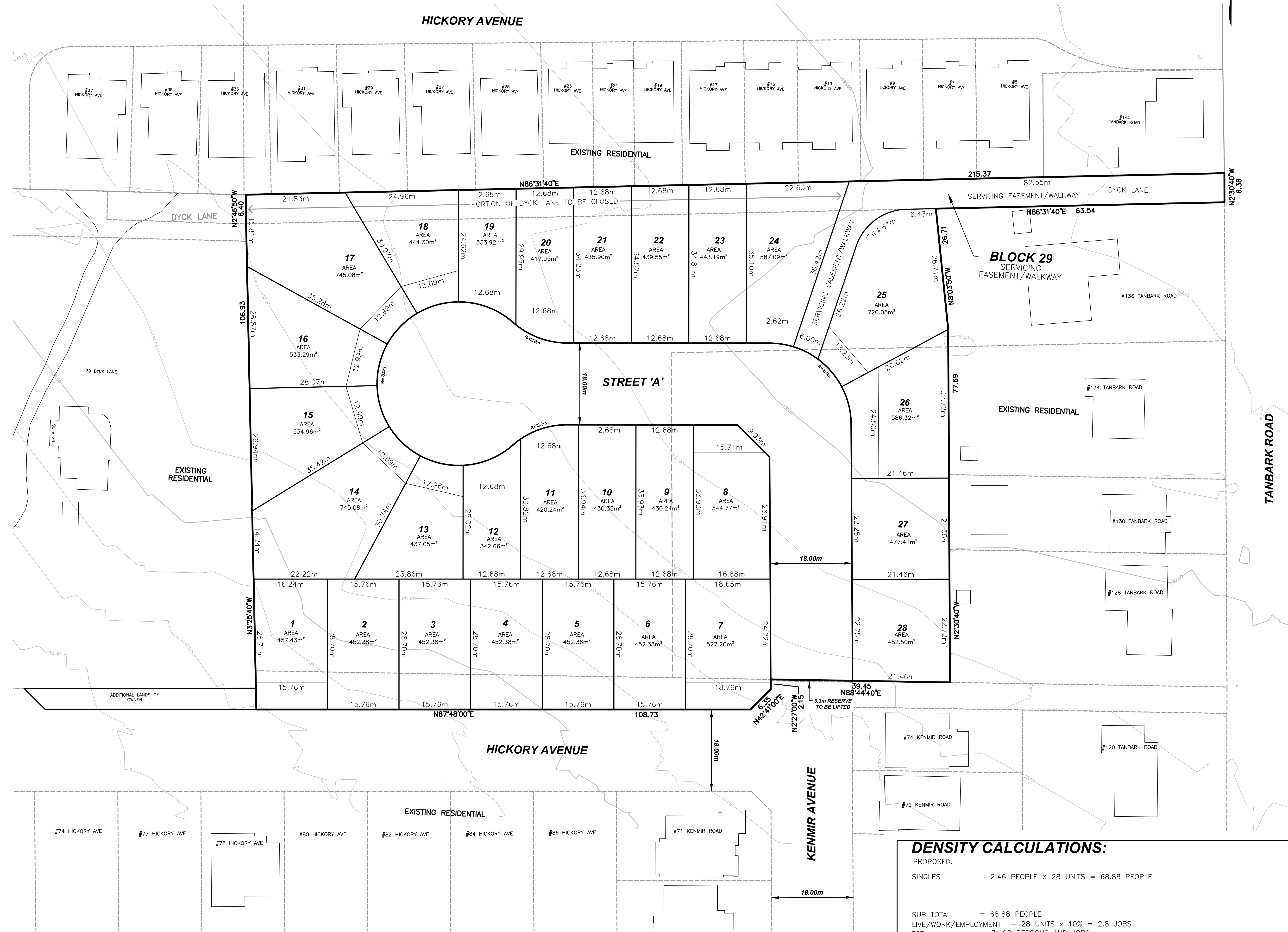


OPULENCE
TOWN OF NIAGARA - ON - THE - LAKE



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION
PARTS 1, 3 & 5, PLAN 30R-16093 AND PART 6, PLAN 30R-13040
PART OF BLOCK 65, REGISTERED PLAN 30M-318
AND
PART OF TOWNSHIP LOT 94
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.

1784510 ONTARIO LIMITED April 25 2023
DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF
THE LANDS TO BE SUBDIVIDED ARE
CORRECTLY SHOWN.

J.D. BARNES LTD. April 26, 2023
DATE

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) CLAY LOAM
j) SEE PLAN
k) FULL SERVICE
l) SEE PLAN

LAND USE SCHEDULE				
LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE-DETACHED RESIDENTIAL	LOT 1-28	28	1.377	77.48
6.0m EASEMENT/WALKWAY	BLOCK 29		0.075	4.17
ROADWAY			0.324	18.35
TOTAL		28	1.776	100.00
DEVELOPABLE AREA (LESS ROADWAY & WALKWAY) = 1.377ha				
DEVELOPABLE DENSITY = 20.33 units/ha				

0	ISSUED FOR APPROVAL	2023-06-27	M.K
#	REVISION	DATE	INIT

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE DRAFT PLAN OF SUBDIVISION	DRAFTING	TAJ/MK/AM
	DATE	AUGUST 4, 2022
	PRINTED	JUNE 27, 2023
	SCALE	1:400
DWG No. 21224-DP	REV	0

DENSITY CALCULATIONS:
PROPOSED:
SINGLES - 2.46 PEOPLE X 28 UNITS = 68.88 PEOPLE

SUB TOTAL = 68.88 PEOPLE
LIVE/WORK/EMPLOYMENT - 28 UNITS x 10% = 2.8 JOBS
TOTAL = 71.68 PERSONS AND JOBS
NO. OF PEOPLE/TOTAL AREA (ha) - 71.68/1.776 ha = 40.36 PERSONS & JOBS PER HECTARE