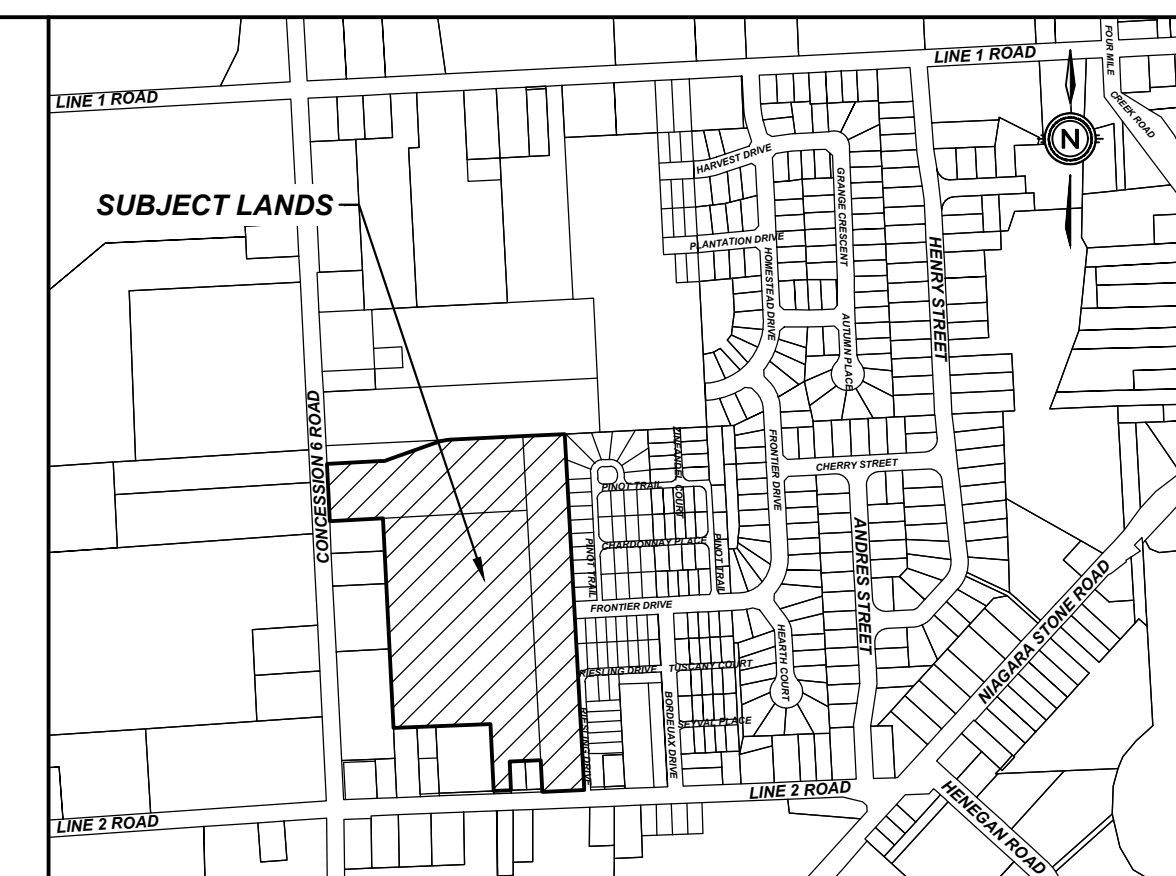
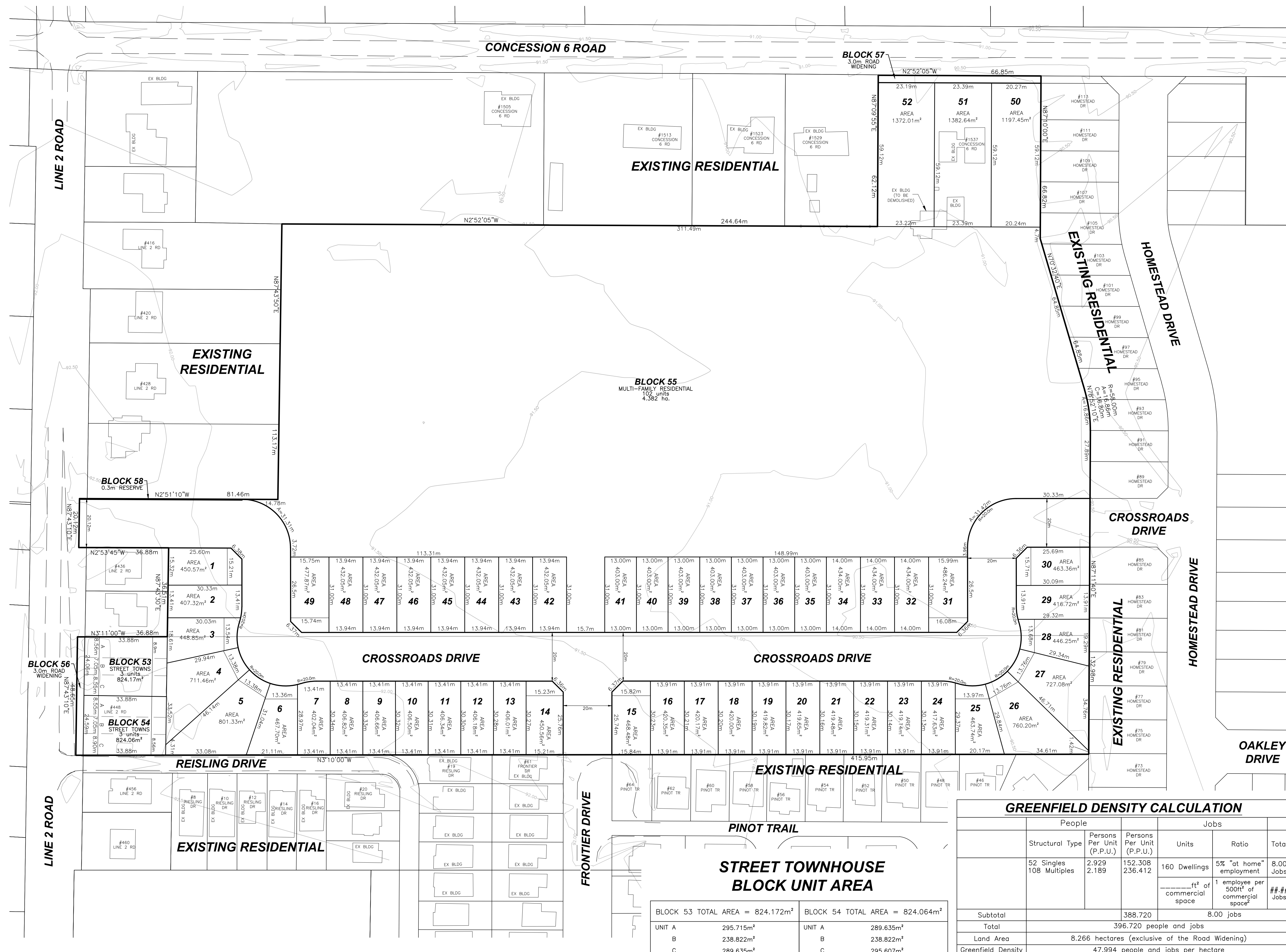
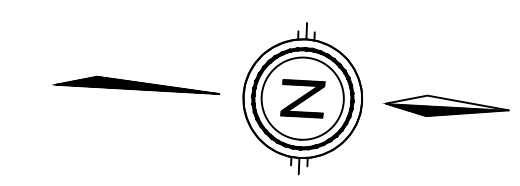


KONIK ESTATES-PHASE 2

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.

R. Bernall
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 DATE
ALLAN J. HEYWOOD
J.D. BARNES LTD. (15-16-631-08)

**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) SILTY SAND
- j) SEE PLAN
- k) FULL SERVICE
- 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

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



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

GREENFIELD DENSITY CALCULATION

Structural Type	People		Jobs		Total
	Persons Per Unit (P.P.U.)	Persons Per Unit (P.P.U.)	Units	Ratio	
52 Singles	2.929	152.308	160 Dwellings	5% "at home" employment	8.00 Jobs
108 Multiples	2.189	236.412		1 employee per 500ft ² of commercial space	### 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 = 824.172m ²		BLOCK 54 TOTAL AREA = 824.064m ²	
UNIT A	295.715m ²	UNIT A	289.635m ²
B	238.822m ²	B	238.822m ²
C	289.635m ²	C	295.607m ²