



REVISION	
NO.	DESCRIPTION
01	23/05/2019 DRAFT SUBDIVISION PLAN
02	28/05/2019 DRAFT SUBDIVISION PLAN
03	29/05/2019 DRAFT SUBDIVISION PLAN
04	19/08/2019 DRAFT SUBDIVISION PLAN (GSP)
05	05/09/2019 DRAFT SUBDIVISION PLAN (GSP)
06	09/19/2019 DRAFT SUBDIVISION PLAN (GSP)
07	12/12/2019 DRAFT SUBDIVISION PLAN (GSP)
08	28/01/2020 DRAFT SUBDIVISION PLAN (GSP)
08	10/02/2020 DRAFT SUBDIVISION PLAN (GSP)

LEGEND

	Property Line		City Owned Land to be Acquired
	Realigned Conrail Drain		

LAND USE SCHEDULE			
USE	LOTS / BLOCKS	UNITS	AREA (ha.)
Single Detached Residential	1-232	232	13.66
Street Townhouses	233-241	39	1.31
Retirement Singles	242	37	1.84
Low Density Residential	243-245	103	2.87
Medium Density Residential	246-248	351-522	6.99
Mixed-Use Medium Density Residential	249,250	140-201	2.06
Park / Parkette	251-253		2.39
Open Space	254-257		16.38
Stormwater Management	258-260		2.87
Realigned Conrail Drain	261-263		1.55
Walkway	264-268		0.13
Multi-Use Trail	269-275		1.52
Future Road Connection	276		2.21
Right-of-way	277		0.05
Additional Lands	278,279		0.30
Roads			7.93
TOTAL		902-1134	64.06

UNIT BREAKDOWN	
Singles	232
Retirement Singles Condo	37
Street Townhouses	39
Low Density Residential (towns, back-to-back towns)	103
Medium Density Residential (towns, back-to-back towns, or low rise apartments)	351-522
Total	762-933

ADDITIONAL INFORMATION
 (UNDER SECTION 51(17) OF THE PLANNING ACT)
 INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and l ARE AS SHOWN ON THE DRAFT PLAN.
 i) Municipal water supply
 j) Silt clay and minor sand
 k) All sanitary and storm sewers as required

OWNER'S CERTIFICATE
 I AUTHORIZE THE GSP GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF NIAGARA FALLS.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.
 J.D. BARNES LIMITED
 DASHA PAGES 015
 DATE: Feb 25, 2020

Client Information:
INVEST GROUP LTD
 4306 Village Center Court, Mississauga
 F: 905.278.4590 | C: 416.522.7734
 F: 905.277.0086 | Skype: Saltaji

NIAGARA VILLAGE
DRAFT PLAN OF SUBDIVISION
 Part of Lots 1 and 3, Plan 4
 Part of Blocks 'A', 'B', 'C' and 'F', Plan 8
 Part of Lots 189, 195, 215, 216 and 217
 And Part of the Road Allowance Between Lots 195 and 196 (CLOSED BY BY-LAW No. 9, INSTR. S12498)
 And Part of the Road Allowance Between Lots 195 and 216, 217 (CLOSED BY BY-LAW No. 9, INSTR. S12498)
 And Part of the Road Allowance Between Lots 216 and 217 (CLOSED BY BY-LAW No. 10, INSTR. S121822)
 Geographic Township of Stamford
 City of Niagara Falls

DRAWING SCALE:
1:2500
 DATE:
2019-05-29