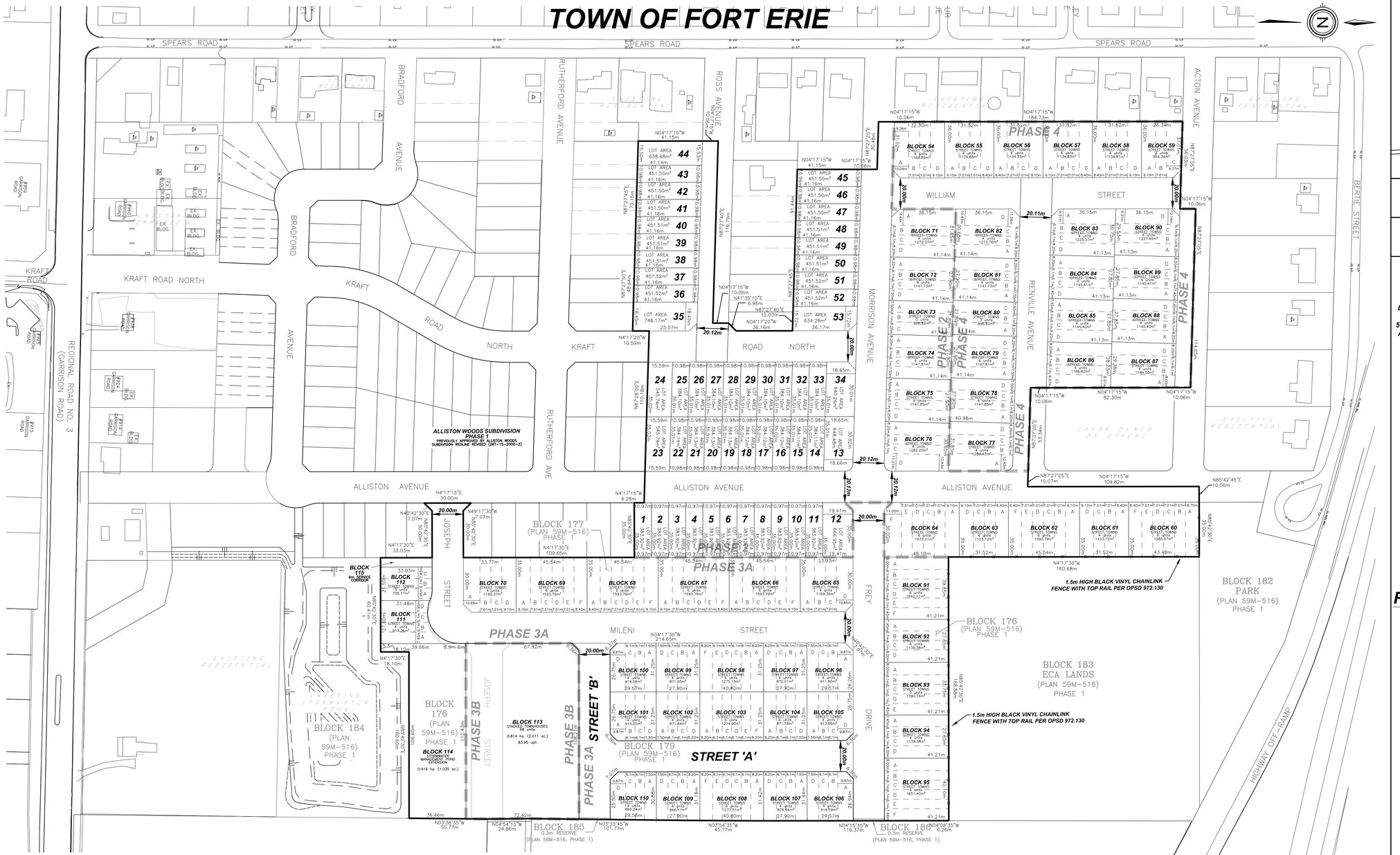
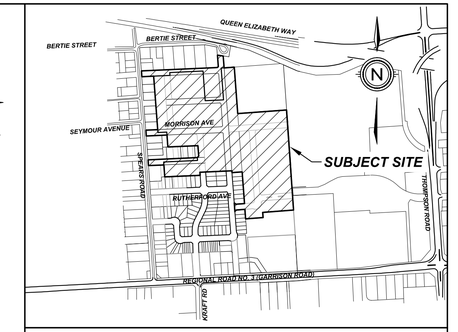
ALLISTON WOODS SUBDIVISION - PHASE 2

TOWN OF FORT ERIE





KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOTS 1 AND 2, CONCESSION 3 NIAGARA RIVER GEOGRAPHIC TOWNSHIP OF BERTIE LOT 149 TO 164, 183 TO 204, INCLUSIVE, LOT 214 TO 249, INCLUSIVE, 256 TO 269, INCLUSIVE, 278 TO 291, INCLUSIVE, PART OF LOT 148 & 205, AND PART 4, 59R-17128, PART OF ACTON AVENUE (FORMERLY ASHLAND AVENUE), RENVILLE AVENUE, PART OF MORRISON AVENUE, PART OF ROSS AVENUE, AND PART OF ALLISTON AVENUE (FORMERLY ALEXANDRE BOULEVARD) ALL ON PLAN 459; PLAN 59M-516 TOWN OF FORT ERIE 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 FORT ERIE FOR APPROVAL.

MOUNTAINVIEW HOMES (NIAGARA) LTD. — FEBRUARY 13, 2025 DATE

SURVEYOR'S CERTIFICATE

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

DONALD G. CHAMBERS, B.Sc., O.L.S. — MARCH 28, 2025 DATE
ONTARIO LAND SURVEYOR

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

a) SEE PLAN	e) SEE PLAN	i) CLAY LOAM
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 DETACHED RESIDENTIAL	LOT 1–53	53	2.341	16.36
23' STREET TOWN RESIDENTIAL	BLOCK 54–70	81	2.238	15.64
20' STREET TOWN RESIDENTIAL	BLOCK 71–112	176	4.631	32.37
STACKED TOWN RESIDENTIAL	BLOCK 113	68	0.814	5.69
SWM POND EXTENSION	BLOCK 114		0.419	2.93
6.0m SERVICE CORRIDOR	BLOCK 115		0.020	0.14
ROADWAY			3.842	26.87
TOTAL		378	14.305	100.00

DEVELOPABLE AREA = 14.31 ha
DEVELOPABLE DENSITY = 26.42 units/ha

BLOCK 54		BLOCK 60		BLOCK 62		BLOCK 65		BLOCK 71		BLOCK 76		BLOCK 80		BLOCK 84–85		BLOCK 88–89		BLOCK 92		BLOCK 95		BLOCK 98		BLOCK 102 & 104		BLOCK 106		BLOCK 110	
UNIT A	337.63m²	UNIT A	304.75m²	UNIT A	318.48m²	UNIT A	318.48m²	UNIT A	432.90m²	UNIT A	337.37m²	UNIT A	337.34m²	UNIT A	337.25m²	UNIT A	337.24m²	UNIT A	306.99m²	UNIT A	329.66m²	UNIT A	256.29m²	UNIT A	256.24m²	UNIT A	300.13m²	UNIT A	231.22m²
B	252.34m²	B	245.33m²	B	245.33m²	B	245.33m²	B	250.93m²	B	250.97m²	B	250.95m²	B	250.88m²	B	250.88m²	B	251.36m²	B	251.36m²	B	190.65m²	B	190.64m²	B	191.83m²	B	187.53m²
C	252.34m²	C	245.33m²	C	245.33m²	C	245.33m²	C	250.93m²	C	250.97m²	C	308.54m²	C	250.88m²	C	250.88m²	C	251.36m²	C	251.36m²	C	190.65m²	C	190.64m²	C	191.82m²	C	187.06m²
D	327.57m²	D	245.33m²	D	245.33m²	D	360.21m²	D	337.32m²	D	442.89m²	BLOCK 82		D	306.40m²	D	306.40m²	D	329.66m²	D	251.36m²	D	190.65m²	D	256.24m²	D	235.81m²	D	289.43m²
		E	245.33m²	E	245.33m²	BLOCK 66–69		BLOCK 72,74,75		BLOCK 77		UNIT A	337.32m²	BLOCK 86		BLOCK 90		BLOCK 93		E	251.36m²	E	190.65m²	BLOCK 103		BLOCK 107 & 109		BLOCK 111	
		F	293.98m²	F	293.98m²	UNIT A	293.98m²	UNIT A	337.82m²	UNIT A	341.11m²	B	250.93m²	UNIT A	337.24m²	UNIT A	337.25m²	UNIT A	329.66m²	F	316.29m²	F	256.28m²	UNIT A	256.24m²	UNIT A	235.78m²	UNIT A	292.66m²
BLOCK 55–58		BLOCK 61 & 63		BLOCK 64		B	245.33m²	B	250.93m²	B	250.97m²	C	250.93m²	B	250.88m²	B	250.88m²	C	251.36m²	BLOCK 96		BLOCK 100		B	190.65m²	B	191.73m²	B	198.86m²
UNIT A	327.58m²	UNIT A	293.98m²	UNIT A	318.48m²	C	245.33m²	C	250.93m²	C	250.97m²	D	434.58m²	C	250.88m²	C	250.88m²	D	251.36m²	UNIT A	296.07m²	UNIT A	234.39m²	C	190.65m²	C	191.73m²	C	185.55m²
B	252.35m²	B	245.33m²	B	245.33m²	D	245.33m²	D	308.53m²	D	337.37m²	BLOCK 83		D	347.62m²	D	388.44m²	E	306.99m²	B	190.66m²	B	190.64m²	D	190.65m²	D	257.70m²	D	242.30m²
C	252.35m²	C	245.33m²	C	245.33m²	E	245.33m²	BLOCK 73		BLOCK 78,79,81		UNIT A	386.55m²	BLOCK 87		BLOCK 91		BLOCK 94		C	190.66m²	C	190.64m²	E	190.65m²	BLOCK 108		BLOCK 112	
D	302.40m²	D	318.48m²	D	245.33m²	F	245.33m²	UNIT A	308.54m²	UNIT A	337.37m²	B	250.88m²	UNIT A	345.57m²	UNIT A	329.66m²	UNIT A	306.99m²	D	234.41m²	D	298.39m²	F	256.23m²	UNIT A	257.60m²	UNIT A	258.76m²
BLOCK 59				E	245.33m²	BLOCK 70		B	250.95m²	B	250.96m²	C	250.88m²	B	250.88m²	B	251.36m²	BLOCK 97 & 99		BLOCK 101		BLOCK 105		B	191.38m²	B	201.46m²		
UNIT A	327.62m²			F	372.41m²	UNIT A	360.23m²	C	337.34m²	C	250.96m²	D	337.25m²	C	250.88m²	C	251.36m²	UNIT A	234.41m²	UNIT A	298.38m²	UNIT A	234.35m²	C	191.13m²	C	245.95m²		
B	252.38m²					B	245.33m²			D	308.56m²			D	337.24m²	D	251.36m²	B	190.64m²	B	190.64m²	B	190.66m²	D	190.89m²				
C	336.26m²					C	245.33m²									E	251.36m²	C	190.64m²	C	190.64m²	C	190.66m²	E	190.64m²				
						D	318.48m²									F	306.99m²	D	256.29m²	D	234.37m²	D	298.34m²	F	255.88m²				

GREENFIELD DENSITY CALCULATION

	People			Jobs		
	Structural Type	Persons Per Unit (P.P.U.)	Persons Per Unit (P.P.U.)	Units	Ratio	Total
	053 Singles 325 Multiples	2.929 2.189	155.237 711.425	378 Dwellings	5% "at home" employment	18.90 Jobs
				____ ft² of commercial space	1 employee per 500ft² of commercial space²	NA
Subtotal	378		866.662	18.90 jobs		
Total	885.562 people and jobs					
Land Area	14.31 hectares					
Greenfield Density	61.884 people and jobs per hectare					

#	REVISION	DATE	INIT
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0	ISSUED FOR APPROVAL	2025-09-03	M.K

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE
DRAFT PLAN OF SUBDIVISION

DRAFTING	MK
DATE	NOVEMBER 25, 2024
PRINTED	SEPTEMBER 3, 2025
SCALE	1:1250
DWG No.	REV
22221-DP	**0**

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