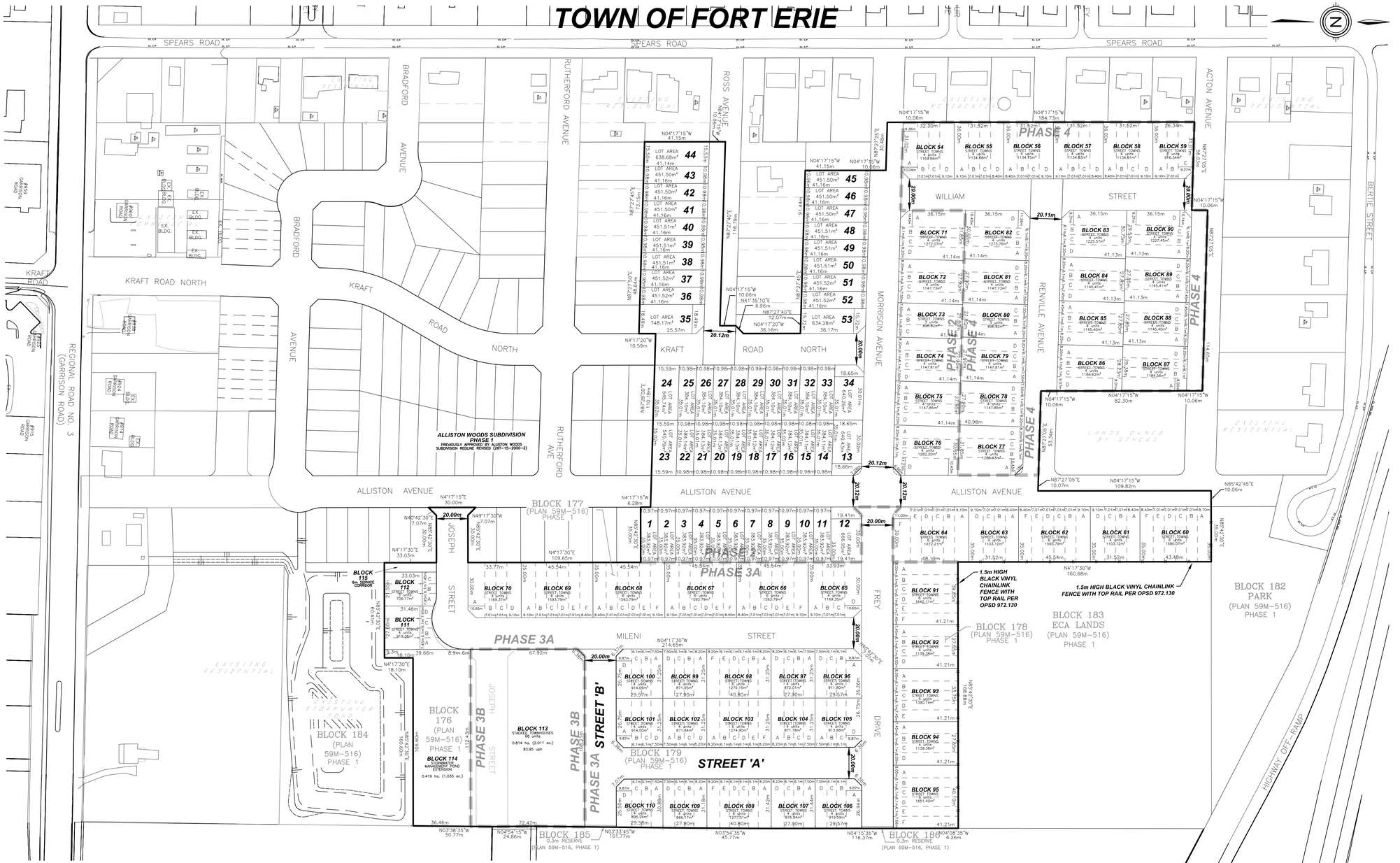
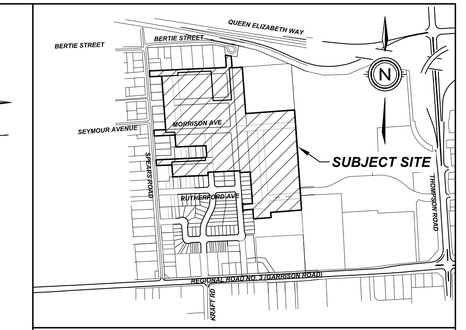
ALLISTON WOODS SUBDIVISION - PHASE 2

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 314 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.

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

SURVEYOR'S CERTIFICATE

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

DASHA PAGE, HON, B.Sc., O.L.S. DATE
J.D.BARNES LTD.

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 1–53	53	2.342	16.37
23' STREET TOWN RESIDENTIAL	BLOCK 54–70	81	2.238	15.64
20' STREET TOWN RESIDENTIAL	BLOCK 71–112	176	4.626	32.34
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			3.846	26.89
TOTAL		378	14.305	100.00

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

#	REVISION	DATE	INIT
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.	.	.	.
0	ISSUED FOR APPROVAL	2026-04-28	M.K

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

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	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	434.92m²	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	337.82m²		UNIT A	337.82m²		UNIT A	433.06m²		B	250.93m²		C	250.93m²		B	250.88m²		C	250.88m²		B	251.36m²	BLOCK 96			B	190.65m²		B	191.73m²		B	198.86m²	
BLOCK 55–58			BLOCK 61 & 63			BLOCK 64			B	245.33m²		B	250.93m²		B	250.97m²		C	250.97m²		D	434.58m²		C	250.88m²		C	250.88m²		C	251.36m²	UNIT A	296.07m²		C	190.65m²		C	191.73m²		C	185.55m²	
UNIT A	327.58m²		UNIT A	293.98m²		UNIT A	318.48m²		C	245.33m²		C	250.93m²		C	250.97m²		D	434.58m²	BLOCK 83			D	347.62m²		D	388.44m²		D	251.36m²		B	190.66m²		D	190.65m²		D	257.70m²		D	242.30m²	
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		D	306.99m²		C	251.36m²		C	190.66m²		E	190.65m²	BLOCK 108			BLOCK 112		
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			D	234.41m²		D	298.39m²		F	256.23m²	UNIT A	257.60m²		UNIT A	258.76m²	
D	302.40m²		D	318.48m²		D	245.33m²		F	318.48m²	UNIT A	308.54m²		UNIT A	337.37m²		B	250.88m²		B	345.57m²		UNIT A	329.66m²		UNIT A	306.99m²	BLOCK 97 & 99			BLOCK 101			BLOCK 105			B	191.38m²		B	201.46m²	
BLOCK 59									BLOCK 70																																		
UNIT A	327.62m²								UNIT A	360.23m²																																		
B	252.38m²								B	245.33m²																																		
C	336.26m²								C	245.33m²																																		
									D	318.48m²																																		

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					

DRAWING TITLE

DRAFT PLAN OF SUBDIVISION

DRAFTING	MK
DATE	NOVEMBER 25, 2024
PRINTED	JUNE 25, 2026
SCALE	1:1250
DWG No.	REV
22221-DP	**0**

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