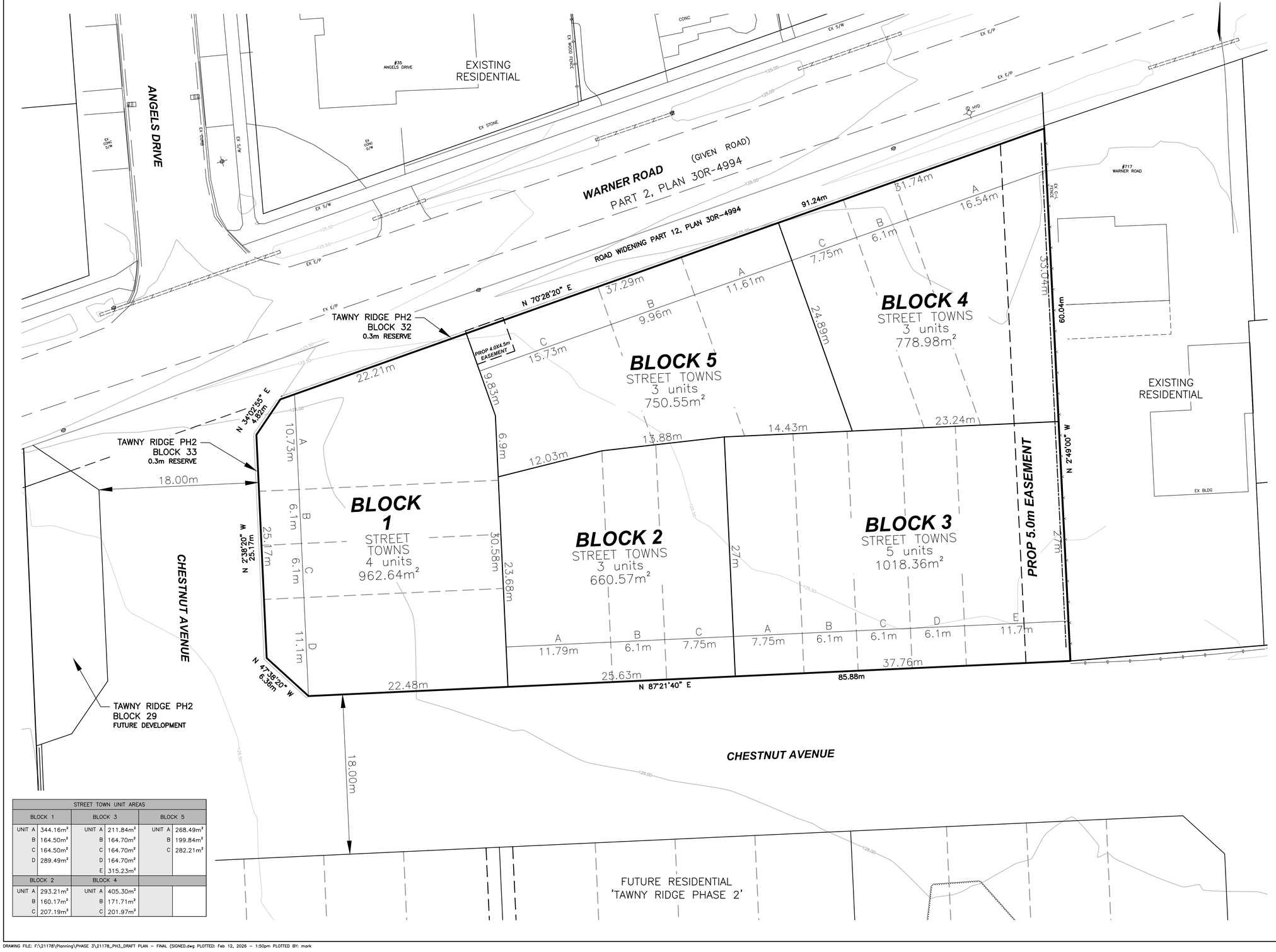
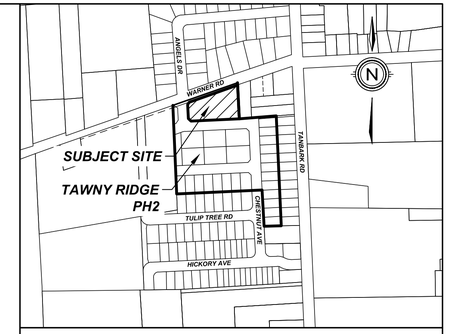
TAWNY RIDGE ESTATES - PHASE 3

TOWN OF NIAGARA-ON-THE-LAKE



STREET TOWN UNIT AREAS					
BLOCK 1		BLOCK 3		BLOCK 5	
UNIT A	344.16m²	UNIT A	211.84m²	UNIT A	268.49m²
B	164.50m²	B	164.70m²	B	199.84m²
C	164.50m²	C	164.70m²	C	282.21m²
D	289.49m²	D	164.70m²		
		E	315.23m²		
BLOCK 2		BLOCK 4			
UNIT A	293.21m²	UNIT A	405.30m²		
B	160.17m²	B	171.71m²		
C	207.19m²	C	201.97m²		



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

BLOCK 27; PLAN 30M-###
PART OF LOT 95
GEOGRAPHIC TOWNSHIP OF NIAGARA
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.

AUGUST 8, 2025
VAUGHN GIBBONS (ST. DAVIDS RIVERVIEW ESTATES INC.) DATE

SURVEYOR'S CERTIFICATE

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

August 8, 2025
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) SILTY SAND
j) SEE PLAN
k) FULL SERVICE
l) SEE PLAN

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
STREET TOWN RESIDENTIAL	BLOCK 1–5	18	0.417	100.00
TOTAL		18	0.417	100.00

NET DEVELOPABLE AREA = 0.417 ha
NET DEVELOPABLE DENSITY = 43.17 units/ha

#	REVISION	DATE	INIT
.	.	.	.
0	ISSUED FOR APPROVAL	2025-08-08	M.K

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE

DRAFT PLAN OF SUBDIVISION (PHASE 3)

DRAFTING	MK
DATE	APRIL 30, 2025
PRINTED	FEBRUARY 12, 2026
SCALE	1:200
DWG No.	21178-PH3-DP
REV	0

DRAWING FILE: F:\21178\Planning\PHASE 3\21178_PH3_DRAFT PLAN – FINAL (SIGNED.dwg PLOTTED: Feb 12, 2026 – 1:50pm PLOTTED BY: mark