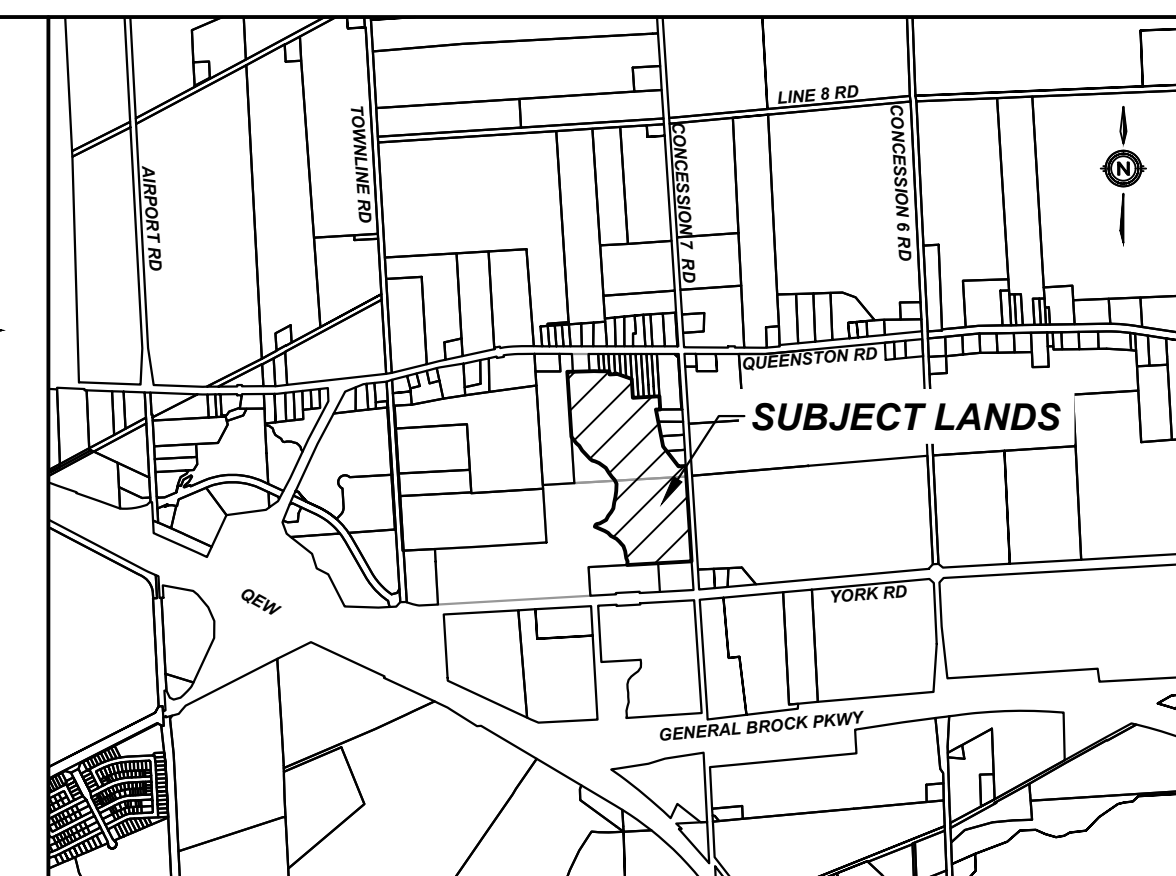
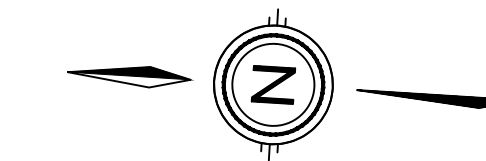


MODERO ESTATES

TOWN OF NIAGARA-ON-THE-LAKE



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF TOWNSHIP LOTS 180 & 181
(GEOGRAPHIC TOWNSHIP OF NIAGARA)
TOWN OF NIAGARA-ON-THE-LAKE

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.

[Signature] 2021-12-08
2645162 ONTARIO INC. DATE

[Signature] 2021-12-08
HUMMEL PROPERTIES DATE

SURVEYOR'S CERTIFICATE

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

[Signature] 2021-12-16
THE LAROCQUE GROUP DATE

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	UNITS	AREA(ha)	AREA(%)
TOWN HOUSE	BLOCK 1-12, 88-84	121	3.201	20.76
SINGLE FAMILY	LOTS 13-67	55	2.669	17.31
CONDOMINIUM UNITS	BLOCK 85,87	183	5.275	34.21
MIXED USE	BLOCK 86	24	0.730	4.74
STORMWATER MGMT FACILITY	BLOCK 89		0.926	6.00
PARK	BLOCK 88		0.771	5.00
ROADWAY			1.847	11.98
TOTAL		383	15.419	100.00

DEVELOPABLE AREA = 15.419ha
DEVELOPABLE DENSITY = 24.84 units/ha

#	ISSUED FOR	DATE	INIT
0		YYYY-MM-DD	
	REVISION		

DRAWING TITLE	DRAFTING	G.S
DRAFT PLAN OF SUBDIVISION MODERO ESTATES	DATE	DECEMBER 17, 2021
	PRINTED	MARCH 25, 2022
	SCALE	1:1000
	DWG No.	2130-DP
	REV	0