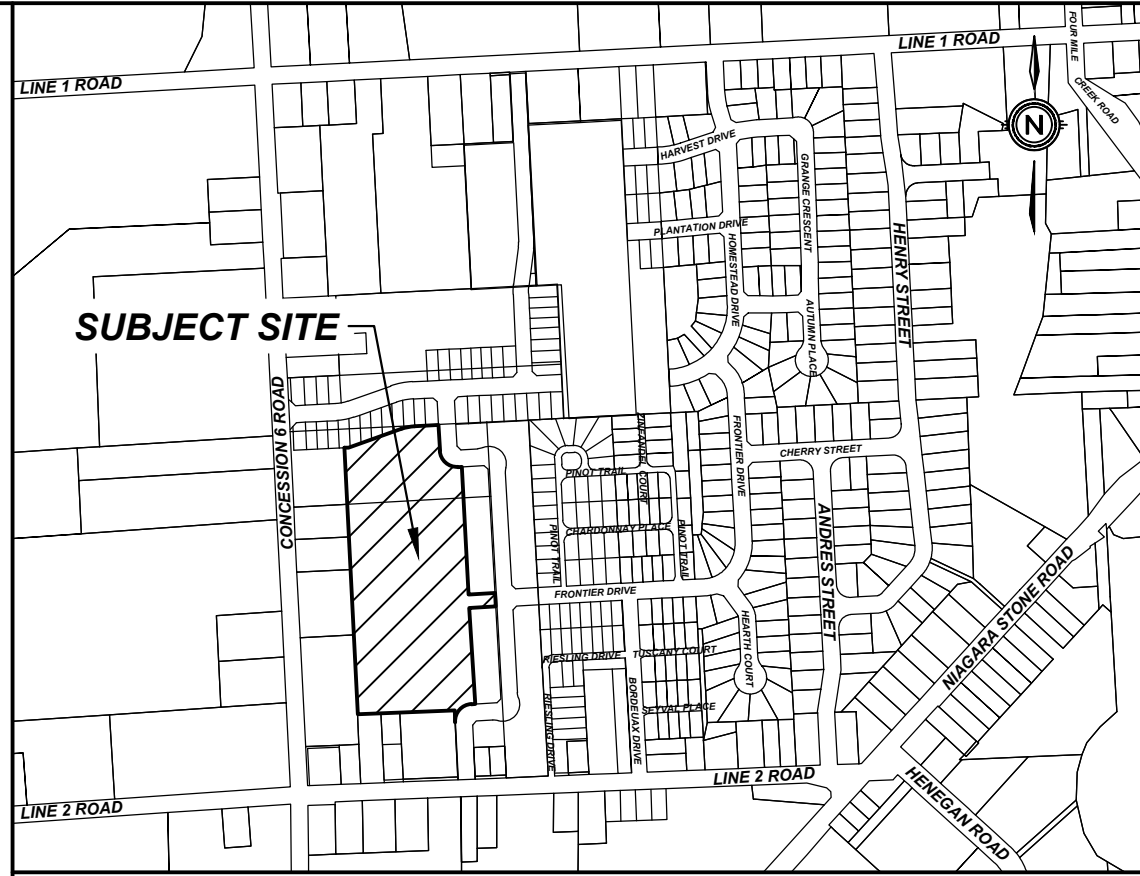
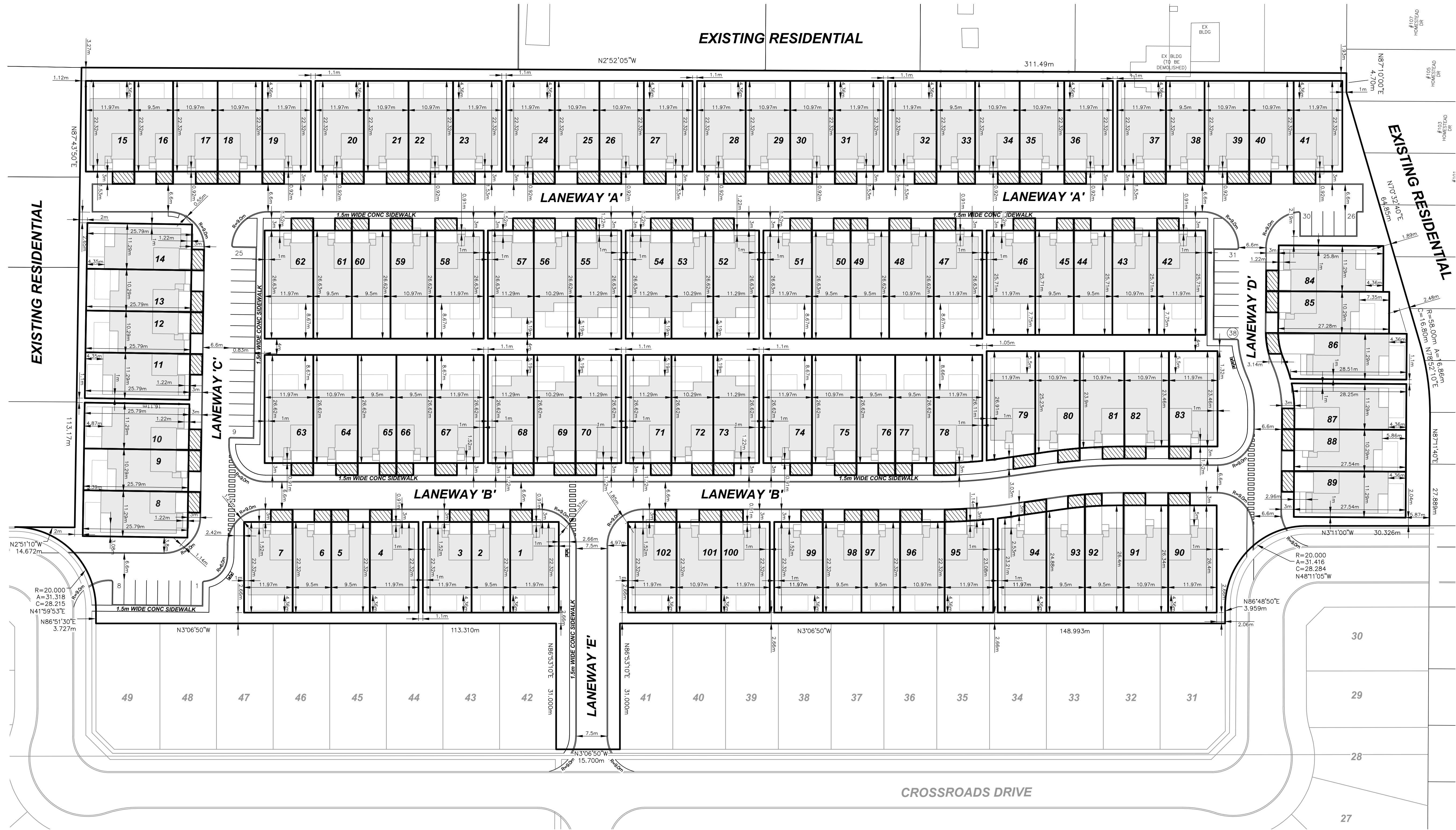


KONIK ESTATES-PHASE 2
TOWN OF NIAGARA-ON-THE-LAKE



KEY PLAN
N.T.S.

DRAFT PLAN OF VACANT
LAND CONDOMINIUM

LEGAL DESCRIPTION

PART OF LOT 119,
GEOGRAPHIC TOWNSHIP OF NIAGARA
NOW 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
VACANT LAND CONDOMINIUM TO THE TOWN OF
NIAGARA-ON-THE-LAKE FOR APPROVAL.

R. Bernack
GREY FOREST HOMES LTD. SEPTEMBER 25, 2023
DATE

SURVEYOR'S CERTIFICATE

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

ALLAN J. HEYWOOD
ALLAN J. HEYWOOD
J.D. BARNES LTD. 15-16-131-11
NOV 28, 2023
DATE

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

AREA	ha	% COVERAGE
BUILDING (includes covered deck)	1.894	43.22
ROAD/DRIVEWAY/PARKING	0.943	21.52
LANDSCAPING	1.545	35.26
TOTAL	4.382	100.00
UNITS	102	
DEVELOPABLE AREA	4.382ha	
DENSITY (UNITS/DEVELOPABLE AREA)	23.28u/ha	
PARKING SPACES REQUIRED (2 per unit)	204	
PARKING SPACES PROVIDED	222	
DRIVEWAY (20 SINGLE, 82 DOUBLE)	184	
GUESTS	38	

0	ISSUED FOR APPROVAL	2023-12-07	MK
#	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	MK
DRAFT PLAN OF VACANT LAND CONDOMINIUM BLOCK 55	DATE	NOVEMBER 9, 2023
	PRINTED	DECEMBER 7, 2023
	SCALE	1:500
	DWG No.	1433-DPVL
		REV
		0

UNIT No.	UNIT AREA (m²)	EXCL. USE AREA (m²)	UNIT No.	UNIT AREA (m²)	EXCL. USE AREA (m²)	UNIT No.	UNIT AREA (m²)	EXCL. USE AREA (m²)	UNIT No.	UNIT AREA (m²)	EXCL. USE AREA (m²)	UNIT No.	UNIT AREA (m²)	EXCL. USE AREA (m²)	UNIT No.	UNIT AREA (m²)	EXCL. USE AREA (m²)
1	267.23	16.16	19	267.24	16.15	37	267.24	16.17	55	300.56	15.32	73	300.51	15.32	91	289.73	16.16
2	212.03	12.51	20	267.24	16.16	38	212.03	12.52	56	273.93	15.71	74	318.77	16.16	92	249.93	12.53
3	267.22	16.16	21	244.92	16.16	39	244.92	16.17	57	300.56	15.32	75	292.15	16.16	93	242.48	12.57
4	267.22	16.16	22	244.92	16.16	40	244.92	16.15	58	318.83	16.16	76	252.93	12.51	94	287.65	16.33
5	212.01	12.51	23	267.24	16.15	41	267.24	16.15	59	292.20	16.16	77	252.93	12.51	95	270.78	16.18
6	212.01	12.51	24	267.24	16.16	42	307.88	16.16	60	252.97	12.51	78	317.06	16.17	96	244.93	16.16
7	267.21	16.16	25	244.92	16.16	43	282.16	16.16	61	252.97	12.51	79	312.29	16.33	97	212.03	12.51
8	291.07	15.33	26	244.92	16.16	44	244.28	12.51	62	318.83	16.16	80	268.84	16.25	98	212.03	12.51
9	265.28	15.71	27	267.24	16.16	45	244.28	12.51	63	318.77	13.86	81	258.99	16.17	99	267.24	16.16
10	291.07	15.33	28	267.24	16.16	46	307.88	16.16	64	292.15	13.84	82	257.34	15.86	100	267.24	16.16
11	291.09	15.32	29	244.92	16.16	47	318.83	16.16	65	252.93	16.28	83	280.83	16.14	101	244.92	16.16
12	265.30	15.71	30	244.92	16.16	48	292.20	16.16	66	252.93	18.66	84	291.20	15.32	102	267.24	16.16
13	265.30	15.32	31	267.24	16.16	49	252.97	12.51	67	318.77	18.66	85	280.70	15.71	TOTAL UNIT AREA		27646.20
14	291.09	15.40	32	267.24	16.17	50	252.97	12.51	68	300.51	15.32	86	342.71	15.65	TOTAL EXCL. USE		1582.18
15	267.24	16.17	33	212.03	12.52	51	318.83	16.16	69	273.89	15.71	87	312.34	15.33	TOTAL COMMON		14593.03
16	212.03	12.52	34	244.92	16.17	52	300.56	15.32	70	300.51	15.32	88	283.28	15.71	TOTAL LOT AREA		43821.41
17	244.92	16.17	35	244.92	16.15	53	273.93	15.71	71	300.51	15.32	89	310.82	15.4			
18	244.92	16.15	36	267.24	16.15	54	300.56	15.32	72	273.89	15.71	90	316.13	32.32			