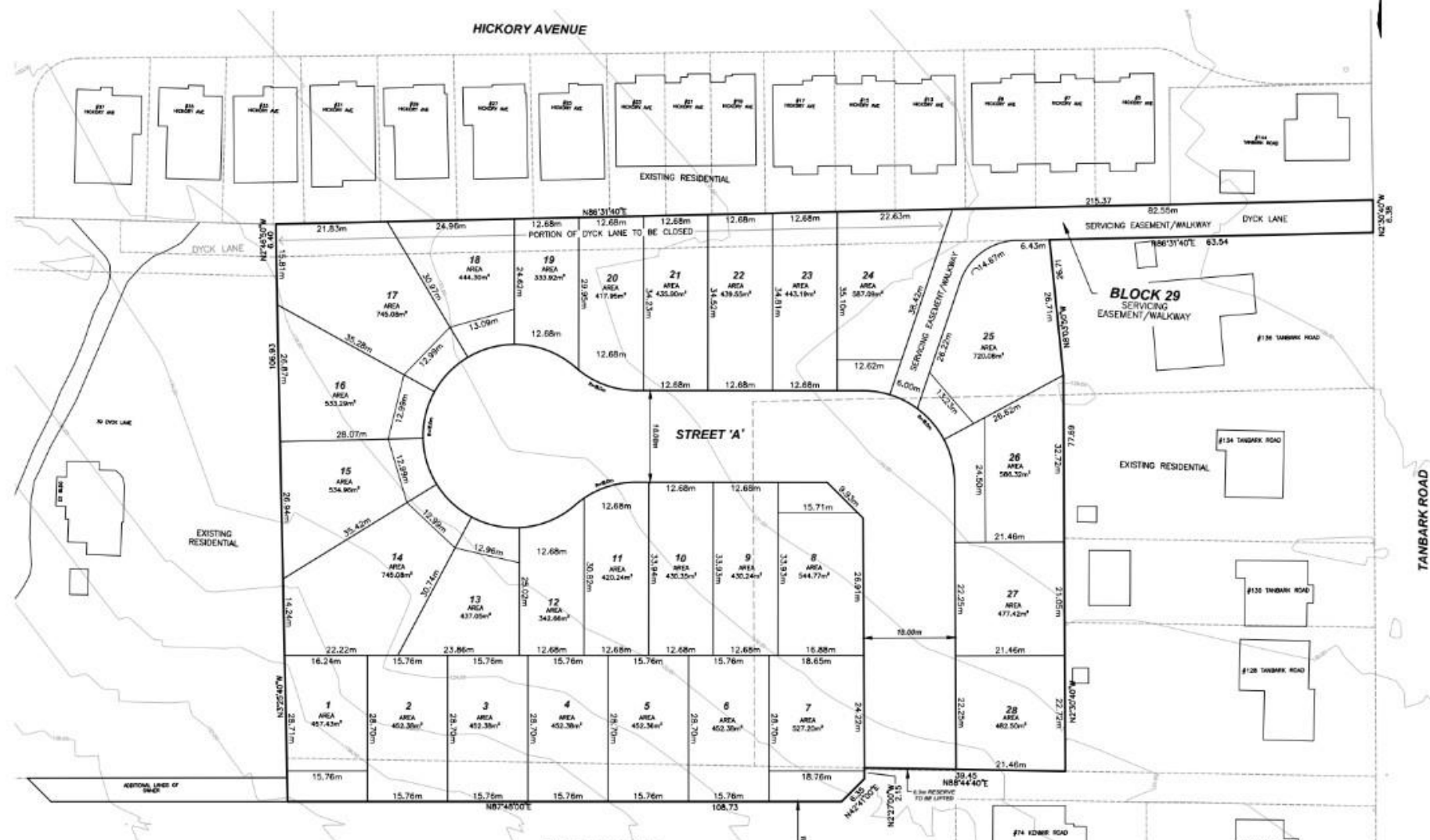


# Opulence

DRAFT PLAN DELEGATION SLIDES







PAST PLANNING ERRORS



# Courtland Valley and Adjacent Properties



- Maves Property
- Halowski Property
- Clayton/Chang Property
- 140 Tanbark



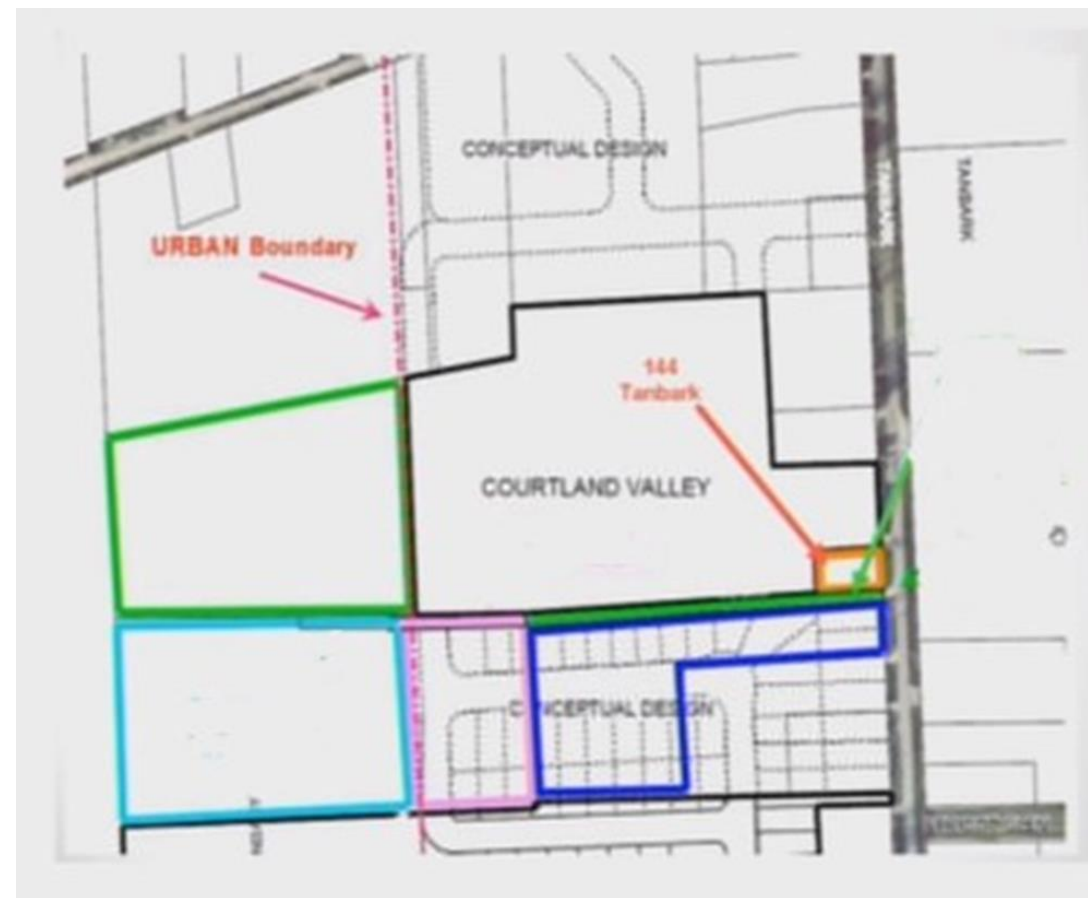
# Halowski Property Pre-Courtland Valley Severance



- Maves Property
- Halowski Property
- Clayton/Chang Property
- 140 Tanbark



# Pre and Post Severance Together







5/2015

Google Earth

Imagery Date: 5/27/2015 43°09'09.28" N 79°06'38.69" W elev. 134 m eye alt. 316 m

1934



# Opulence Planning Errors



# Reference Materials – Recommendation Report and Conditions

- Ref. CDS-23-215 Page 2 Section 4.1
  - Ref. CDS-23-215 Page 12 Public Comments Section
  - Ref. CDS-23-215 Page 14
- 
- Ref. File 26T-18-23-01 Town of Niagara On the Lake – Conditions of Draft Plan Approval