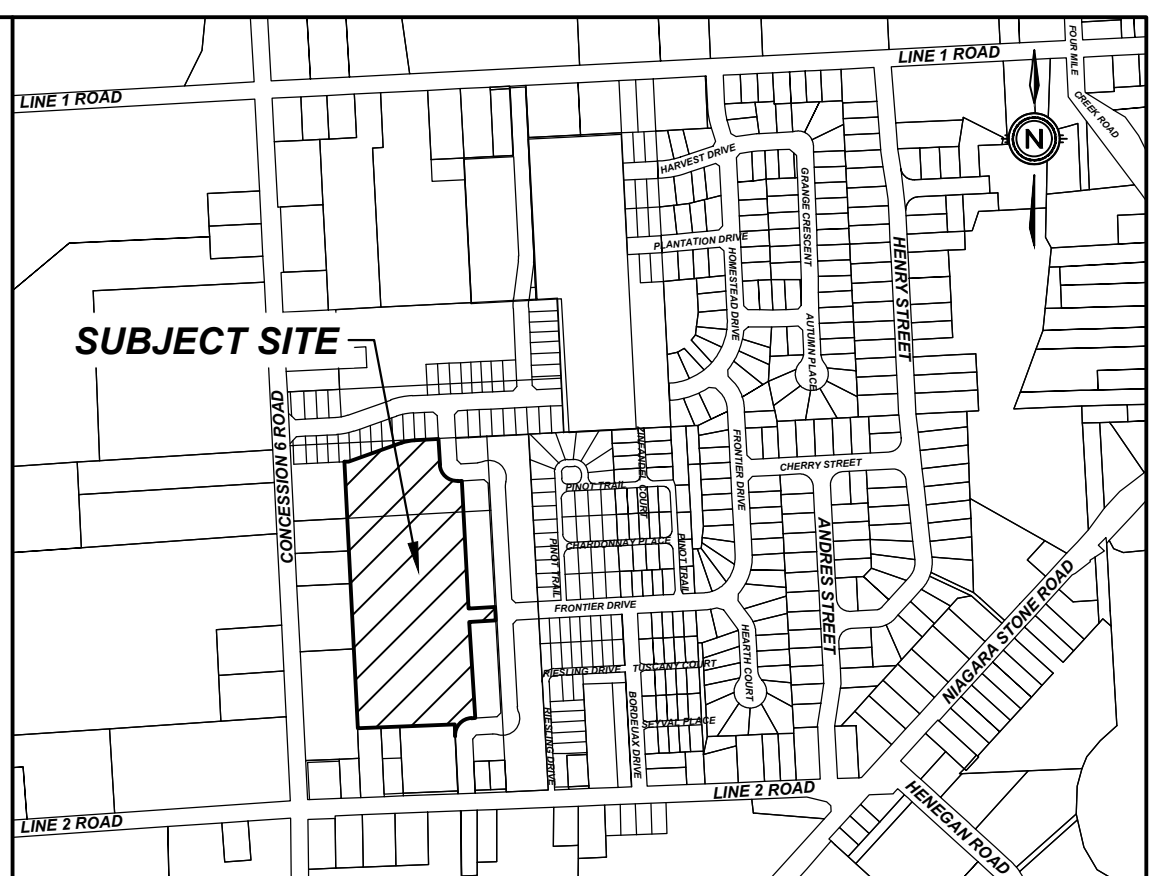
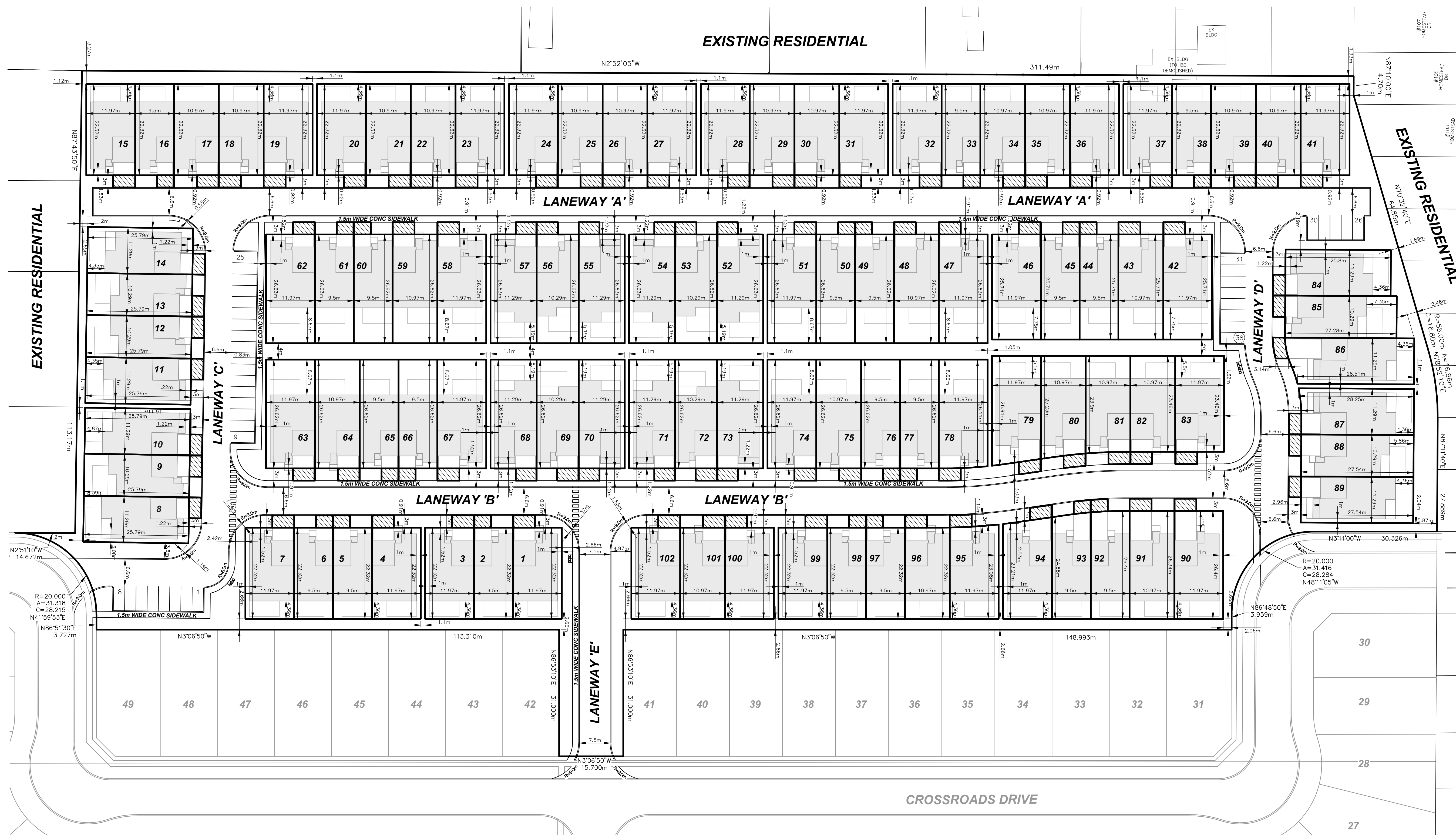


KONIK ESTATES-PHASE 2

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. Beall
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.

A. Heywood
ALLAN J. HEYWOOD
J.D. BARNES LTD. 15-16-23 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 (m ²)	EXCL. USE AREA (m ²)	UNIT No.	UNIT AREA (m ²)	EXCL. USE AREA (m ²)	UNIT No.	UNIT AREA (m ²)	EXCL. USE AREA (m ²)	UNIT No.	UNIT AREA (m ²)	EXCL. USE AREA (m ²)	UNIT No.	UNIT AREA (m ²)	EXCL. USE AREA (m ²)	UNIT No.	UNIT AREA (m ²)	EXCL. USE AREA (m ²)
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	16.17	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	16.16	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	312.54	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			