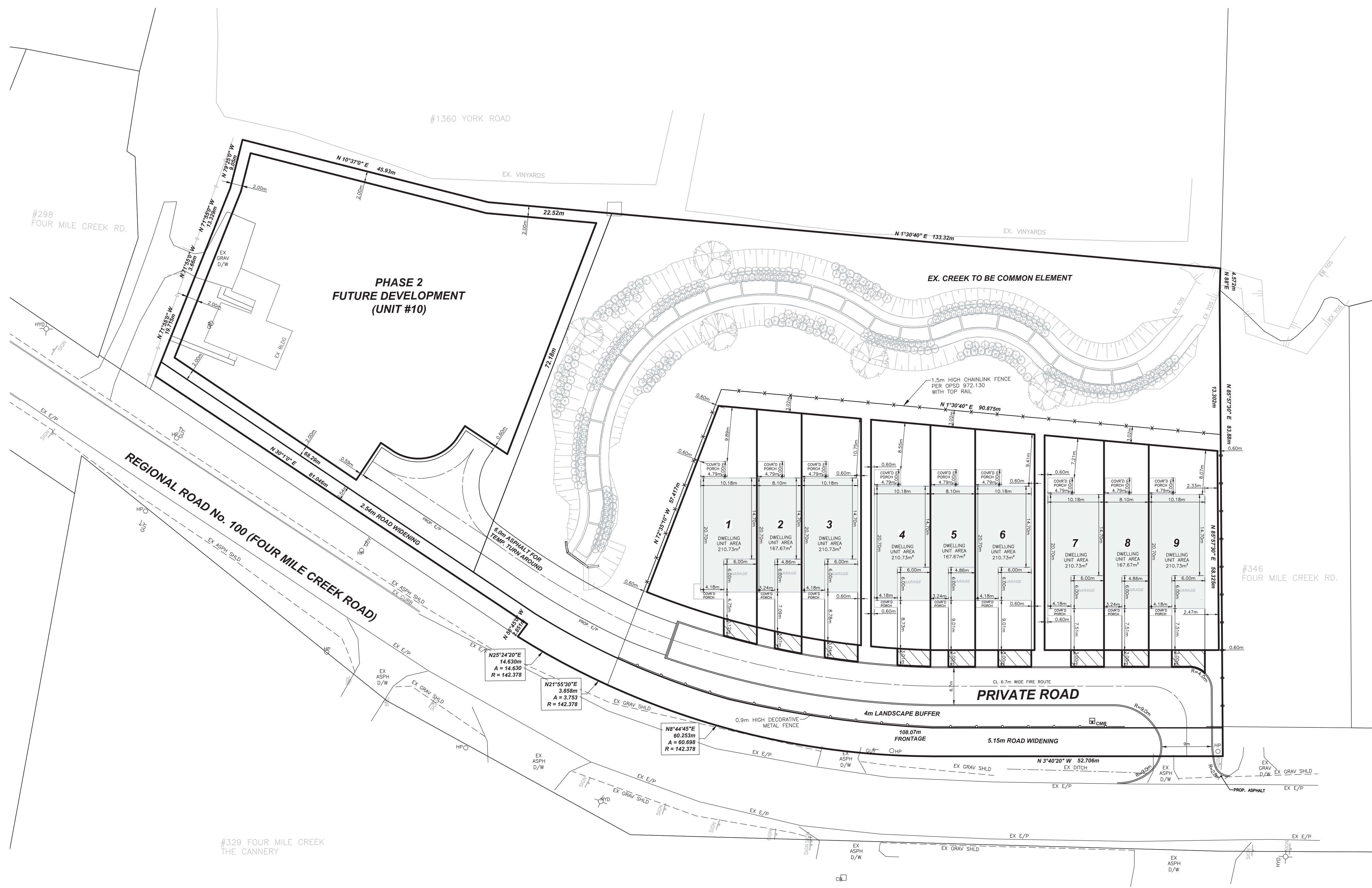
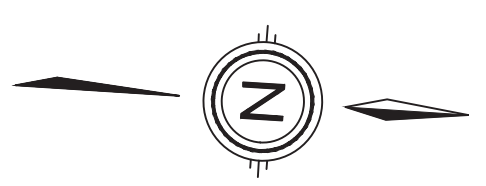
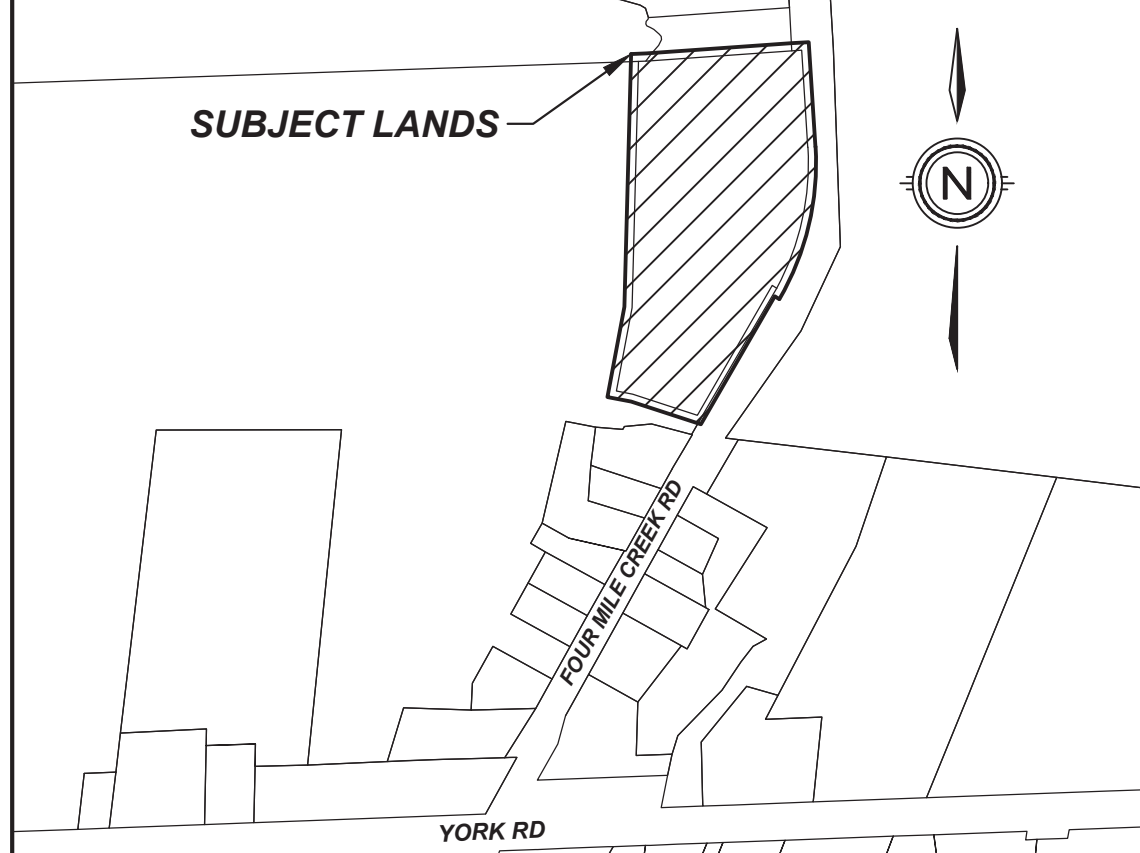


# 308 FOUR MILE CREEK ROAD (REGIONAL ROAD #100) TOWN OF NIAGARA-ON-THE-LAKE



0.499 ha. (1.233 ac.)



**KEY PLAN**  
N.T.S.

**LEGAL DESCRIPTION**

PART OF TOWNSHIP LOT 89  
(GEOGRAPHIC TOWNSHIP OF NIAGARA)  
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.

JUL. 13, 2023  
DATE

HUMMEL PROPERTIES INC.

**SURVEYOR'S CERTIFICATE**

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

JULY 17, 2023  
DATE

BRENT LAROCQUE, B.Sc., OLS, OLIP

**REQUIREMENTS OF SECTION 51(17)  
OF THE PLANNING ACT**

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) RESIDENTIAL
- 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
TOWNHOUSE DWELLINGS		0.177	12%
ROAD/DRIVEWAY/PARKING		0.127	8%
LANDSCAPING		0.239	16%
CREEK AREA (OPEN SPACE)		0.487	32%
FUTURE DEVELOPMENT UNIT #10		0.366	24%
ROAD WIDENING		0.110	7%
<b>TOTAL</b>		<b>1.506</b>	<b>100%</b>
UNITS			9
DEVELOPABLE AREA (EXCLUDING CREEK AREA & ROAD WIDENING)			0.909 ha
DENSITY (UNITS/DEVELOPABLE AREA)			16.59u/ha (PHASE 1)

UNIT #	UNIT AREA	EXCLUSIVE USE AREA-DRIVEWAYS
1	210.73m <sup>2</sup>	18.61m <sup>2</sup>
2	167.67m <sup>2</sup>	14.87m <sup>2</sup>
3	210.73m <sup>2</sup>	18.16m <sup>2</sup>
4	210.73m <sup>2</sup>	17.92m <sup>2</sup>
5	167.67m <sup>2</sup>	14.58m <sup>2</sup>
6	210.73m <sup>2</sup>	18.00m <sup>2</sup>
7	210.73m <sup>2</sup>	18.00m <sup>2</sup>
8	167.67m <sup>2</sup>	14.58m <sup>2</sup>
9	210.73m <sup>2</sup>	19.02m <sup>2</sup>
10	2861.48m <sup>2</sup>	N/A

TOTAL UNIT AREA	4628.87m <sup>2</sup>
TOTAL EXCLUSIVE USE (TOTAL DRIVEWAY AREA)	153.74m <sup>2</sup>
TOTAL COMMON ELEMENT AREA (INCLUSIVE OF NON-DEVELOPABLE)	9538.37m <sup>2</sup>
TOTAL AREA	14,167.24m <sup>2</sup>



DRAWING TITLE	DRAFTING	JO
<b>DRAFT PLAN OF VACANT LAND CONDOMINIUM</b>	DATE	JULY 13, 2023
	PRINTED	JULY 14, 2023
SCALE	1:400	
DWG No.	1520-DP	REV
		1