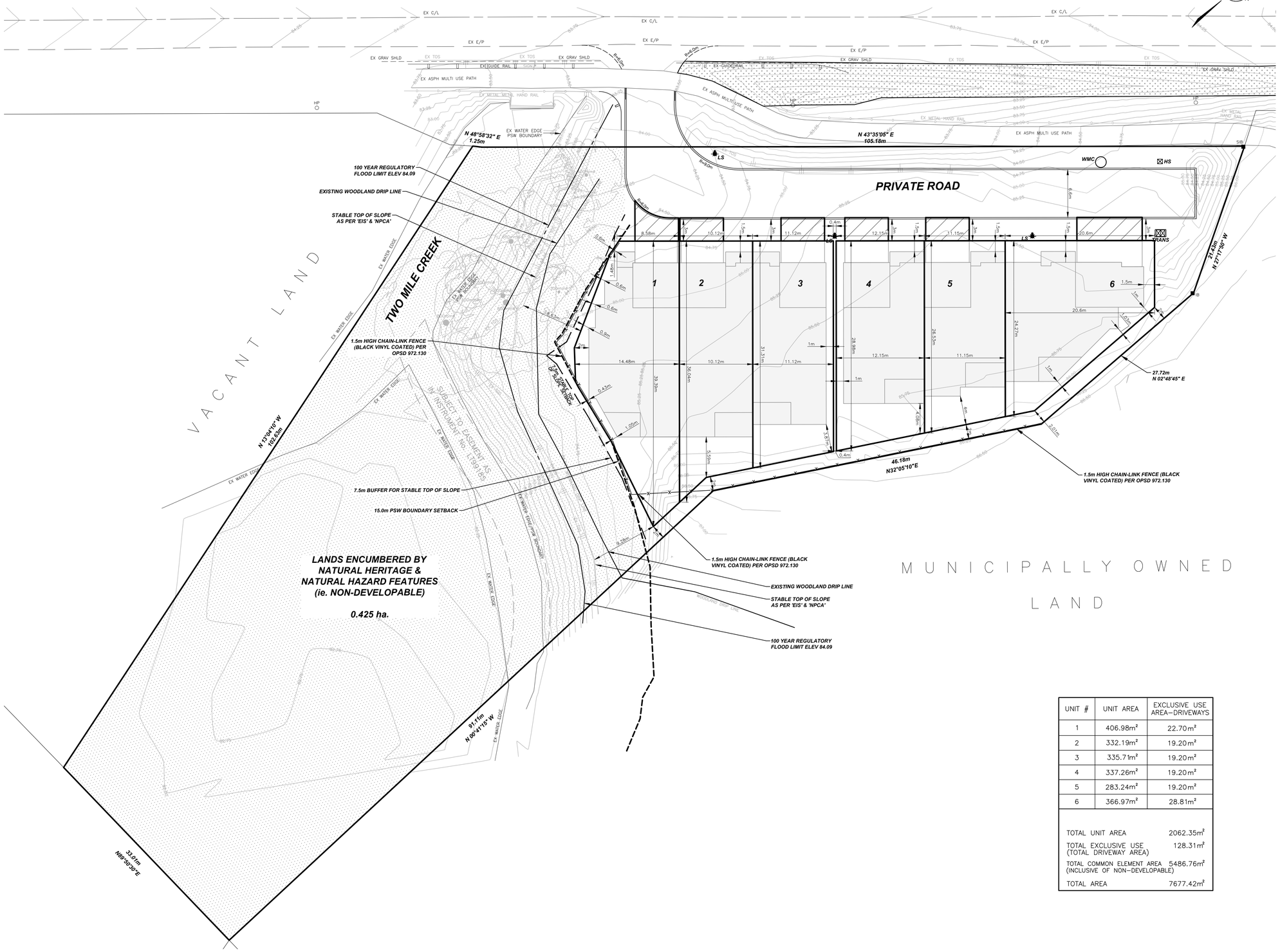
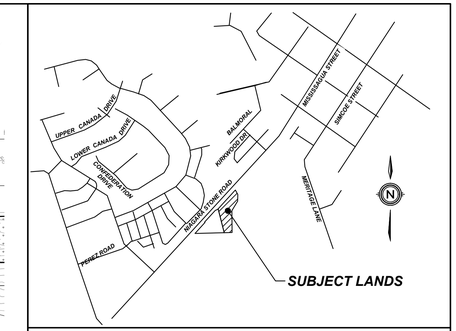
2203 NIAGARA STONE ROAD
NIAGARA-ON-THE-LAKE





KEY PLAN
N.T.S.

DRAFT PLAN OF VACANT LAND CONDOMINIUM

LEGAL DESCRIPTION

PART OF LOT 218, REGISTERED PLAN M-11
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 SUBDIVISION TO THE TOWN OF NIAGARA-ON-THE-LAKE FOR APPROVAL.

HUMMEL PROPERTIES INC. — SEPTEMBER 16, 2020 DATE

SURVEYOR'S CERTIFICATE

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

BRENT LAROCQUE, B.Sc, OLS, OLIP — SEPTEMBER 18, 2020 DATE

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	0.143	18.62
ROAD/DRIVEWAY/PARKING	0.082	10.68
LANDSCAPING/OPEN SPACE	0.543	70.70
TOTAL	0.768	100.00
UNITS		6
DEVELOPABLE AREA		0.343 ha.
DENSITY (UNITS/DEVELOPABLE AREA)		17.49u/ha

UNIT #	UNIT AREA	EXCLUSIVE USE AREA–DRIVEWAYS
1	406.98m²	22.70m²
2	332.19m²	19.20m²
3	335.71m²	19.20m²
4	337.26m²	19.20m²
5	283.24m²	19.20m²
6	366.97m²	28.81m²

TOTAL UNIT AREA	2062.35m²
TOTAL EXCLUSIVE USE (TOTAL DRIVEWAY AREA)	128.31m²
TOTAL COMMON ELEMENT AREA (INCLUSIVE OF NON–DEVELOPABLE)	5486.76m²
TOTAL AREA	7677.42m²

#	REVISION	DATE	INIT
3	REVISED UNIT 1 DESIGN & PER TOWN COMMENTS	2021–11–03	DH
2	REVISED UNIT DESIGN & TOWN COMMENTS	2020–10–30	MK
1	REVISED PER TOWN'S COMMENTS	2020–10–14	MK
0	ISSUED FOR REVIEW	2021–11–09	MK

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE
DRAFT PLAN OF VACANT LAND CONDOMINIUM

DRAFTING	TA/MK/GS
DATE	FEBRUARY 15, 2022
PRINTED	FEBRUARY 15, 2022
SCALE	1:250
DWG No.	1308-DP
REV	3

DRAWING FILE: F:\1308\Engineering\1308_BASE.dwg PLOTTED: Feb 15, 2022 – 3:28pm PLOTTED BY: gordon