



DRAFT PLAN OF VACANT LAND CONDOMINIUM  
 PART OF LOT 17  
 CORPORATION PLAN 5  
 TOWN OF NIAGARA-ON-THE-LAKE  
 REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 500  
 10 0 10 20 metres

J.D. BARNES LIMITED  
 ONTARIO LAND SURVEYORS  
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SCHEDULE OF LAND USE  
 SITE AREA = 1.477 Ha. ±

UNITS  
 10 VACANT LAND CONDOMINIUM UNITS - WITH EXISTING SINGLE FAMILY HOMES / COTTAGES WITH DRIVEWAYS.

PARKING  
 10 TOTAL DRIVEWAY PARKING SPACES

SECTION 51 (17), OF THE PLANNING ACT.  
 ADDITIONAL INFORMATION REQUIRED UNDER

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE SCHEDULE OF LAND USE
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) PRIVATE WATER WATER SUPPLY
- i) CLAY/LOAM
- j) SEE PLAN (SPOT ELEVATIONS / CONTOURS)
- k) PRIVATELY SERVICED
- l) SEE PLAN

METRIC  
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

OWNER'S CERTIFICATE  
 WE AUTHORIZE KIRKUP MASCOE URE SURVEYING LTD., Ontario Land Surveyors TO PREPARE AND SUBMIT THIS DRAFT PLAN OF CONDOMINIUM TO THE PLANNING DEPARTMENT OF THE TOWN OF NIAGARA-ON-THE-LAKE.  
 OWNER : Leo DiFabio (personally)

DATE : \_\_\_\_\_  
 Leo DiFabio  
 OWNER'S CERTIFICATE  
 WE AUTHORIZE KIRKUP MASCOE URE SURVEYING LTD., Ontario Land Surveyors TO PREPARE AND SUBMIT THIS DRAFT PLAN OF CONDOMINIUM TO THE PLANNING DEPARTMENT OF THE TOWN OF NIAGARA-ON-THE-LAKE.  
 OWNER : 2482705 ONTARIO INC.

NOTE: EXISTING Firelane 13b Road to be RECONFIGURED AT WEST END TO NOT IMPACT ON UNIT 10 AND PIN 46365-0059(LT) Leo DiFabio, President  
 I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.  
 DATE : MARCH 5, 2025  
 ROY S. KIRKUP  
 Ontario Land Surveyor  
 THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE ORIGINAL SURVEYORS SEAL

ELEVATION NOTE  
 ELEVATIONS ARE GEODETIC AND WERE DERIVED FROM TOWN OF NIAGARA-ON-THE-LAKE BENCHMARK MARK 0011963U3528, HAVING A ELEVATION OF 86.236 metres.

BEARING NOTE  
 BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON UTM ZONE 17, (NAD 83-CSRS (EPOCH 2010)),

REVISION	DATE	REMARKS
01	01/MAY/2025	CLIENT REVISIONS
	10/MAR/2025	INITIAL RELEASE

  

<p><b>J.D. BARNES LIMITED</b>          SURVEYING MAPPING GIS          LAND INFORMATION SPECIALISTS          4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4          T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com</p>	<p>DRAWN BY: GP          CHECKED BY: RSK          PLOTTED: MARCH 10, 2025</p>	<p>REFERENCE NO.: 15-49-218-00_3CondoDraftPlan_Plan A          DATED: MARCH 10, 2025</p>
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