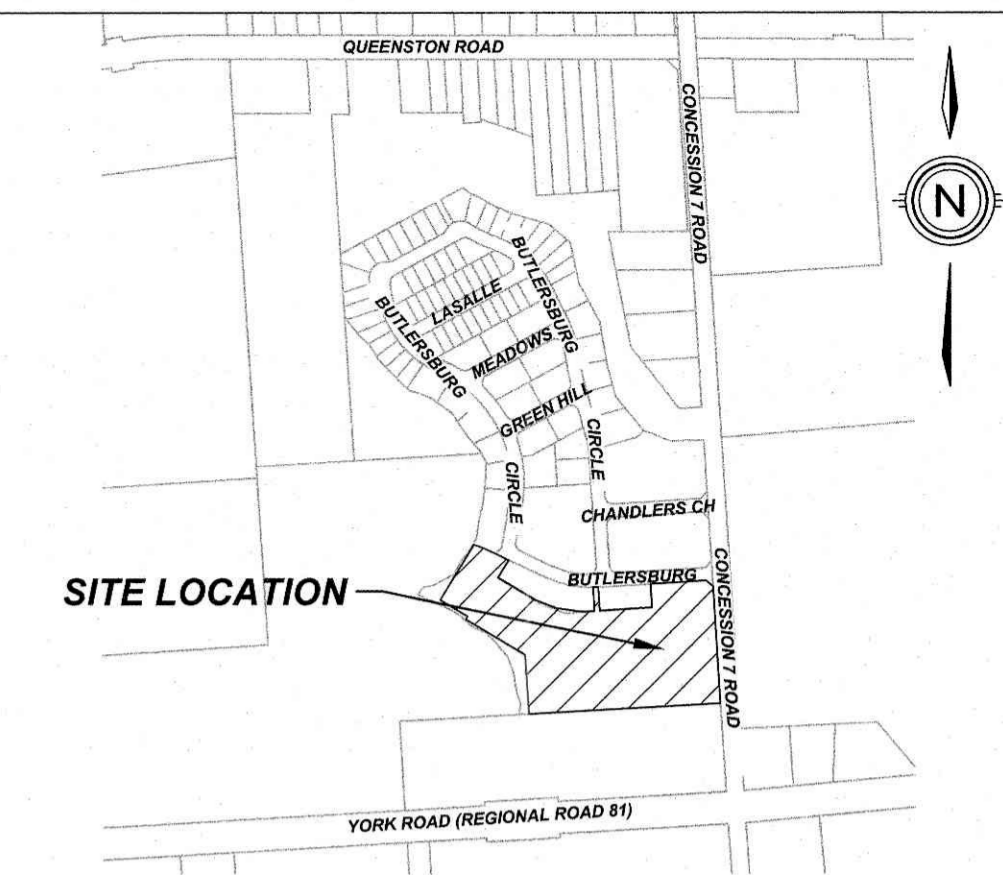


# MODERO ESTATES-BLOCK 84

## NIAGARA-ON-THE-LAKE

DRAFT PLAN OF SUBDIVISION FILE No. 26T-18-22-01



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

**DRAFT PLAN OF COMMON ELEMENT**  
BEING A PROPOSED COMMON ELEMENTS CONDOMINIUM CORPORATION OF:

**LEGAL DESCRIPTION**

**BLOCK 84**  
**PLAN 30M-**  
**TOWN OF NIAGARA-ON-THE-LAKE**  
**REGIONAL MUNICIPALITY OF NIAGARA**

NOTE: THIS IS A DRAFT PLAN ONLY AND IS SUBJECT TO REVISION AND AMENDMENTS

**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.

*C.S.O.*  
MARZ HOMES (NOTL) INC.

May 26th, 2025  
DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

*N.P.M.*  
NICHOLAS P. MUTH  
ONTARIO LAND SURVEYOR

May 15, 2025  
DATE

**REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT (1998)**

- 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**

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
CONDOMINIUM CORPORATION			1.153	100.00
TOTAL			1.153	100.00

#	ISSUED FOR APPROVAL	DATE	INIT
1	ISSUED FOR APPROVAL	2025-05-15	-
0	ISSUED FOR APPROVAL	2025-04-22	-
#	REVISION	DATE	INIT

DRAWING TITLE	DRAFTING	LH
<b>DRAFT PLAN OF COMMON ELEMENT</b>	DATE	APRIL 22, 2025
	PRINTED	MAY 14, 2025
	SCALE	1:500
	DWG No.	2130-DPCE
	REV	0

'RM5-16(a)' ZONING - RESIDENTIAL MULTIPLE (Site Specific)

'OS-16' ZONING - OPEN SPACE

'RM5-16(a)' ZONING - RESIDENTIAL MULTIPLE (Site Specific)

'VC-15' ZONING - VILLAGE COMMERCIAL

'OSF-16' ZONING - OPEN SPACE

BLOCK 85 PLAN 30M-

BLOCK 83 PLAN 30M-

BLOCK 57 PLAN 30M-

BLOCK 56 PLAN 30M-

BLOCK 89 PLAN 30M-

'OSF-16' ZONING - OPEN SPACE

BLOCK 90 PLAN 30M-

DRAFT PLAN OF SUBDIVISION FILE No. 26T-18-22-01

'RM5-16(b)' ZONING

**84**  
**30M-**  
SUBDIVISION FILE No. 26T-18-22-01  
PROPOSED 4 TOWNHOUSES  
PROPOSED PARCELS OF RED LAND THAT WILL HAVE AN UNDIVIDED INTEREST IN COMMON ELEMENTS CONDOMINIUM CORPORATION  
**RESIDENTIAL MULTIPLE (Site Specific)**

**LEGEND**  
S/W DENOTES SIDEWALK  
R DENOTES RADIUS  
A DENOTES ARC LENGTH  
CH DENOTES CHORD LENGTH

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

**CONDOMINIUM DRAFT APPROVAL:**  
APPROVED UNDER SECTION 51 OF THE PLANNING ACT, AND SECTION 9 OF THE CONDOMINIUM ACT AND ANY APPLICABLE AMENDMENTS THERETO AS SET OUT BY THE REGIONAL MUNICIPALITY OF NIAGARA AND/OR TOWN OF NIAGARA-ON-THE-LAKE UNDER THE AUTHORITY OF BY-LAW, DATED THIS \_\_\_ DAY OF \_\_\_, 2025.

GENERAL MANAGER, PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
TOWN OF NIAGARA-ON-THE-LAKE

H:\3\NIAGARA\TOWNSHIP\PS\NIAGARA\LOT180\Modero Estates (248043D)\Client Work\CONDOMINIUM BLOCK DRAFT PLAN\CONDOMINIUM BLOCK DRAFT PLAN OF COMMON ELEMENT.dwg, DRAFT SUBDIV