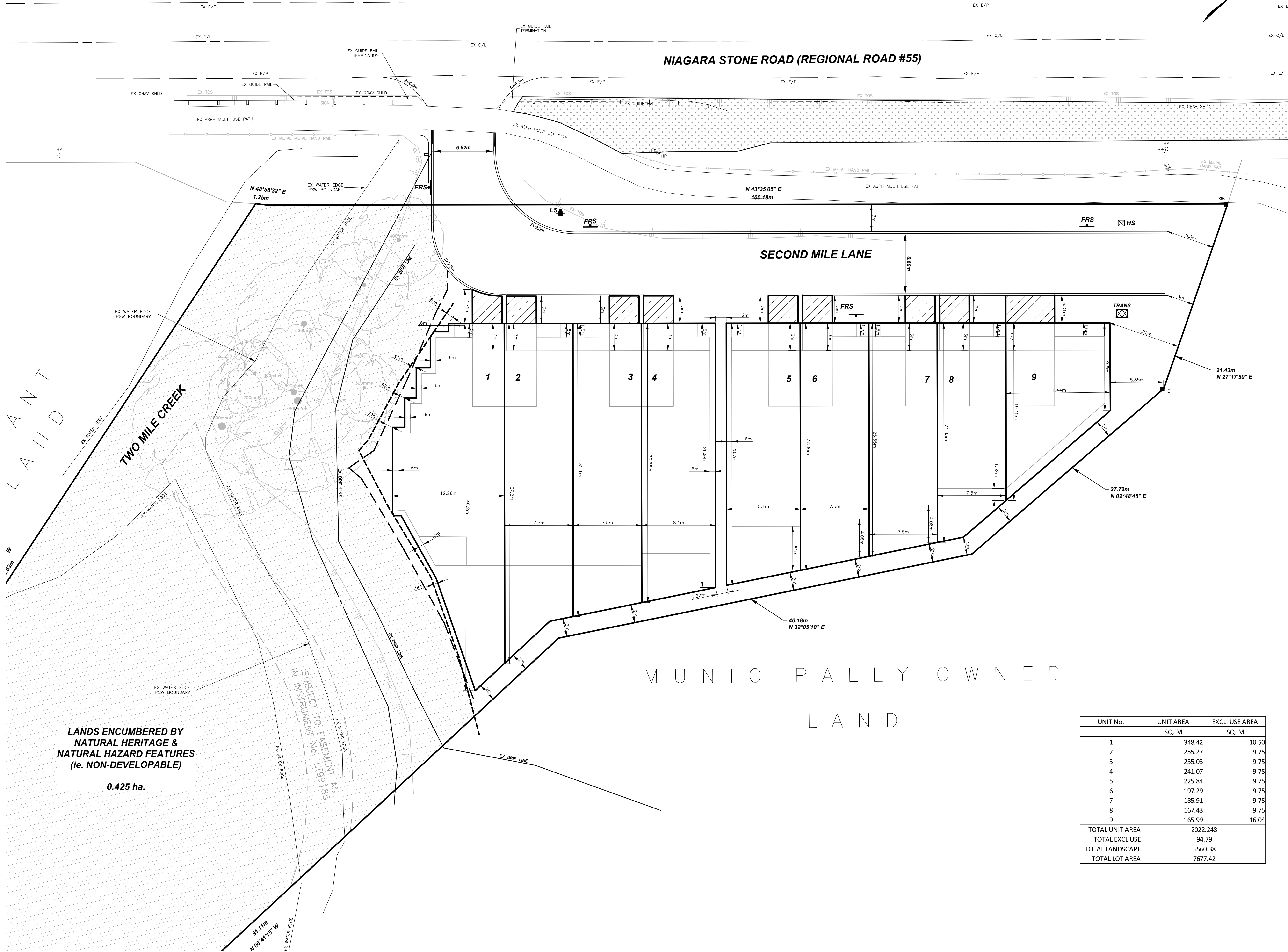
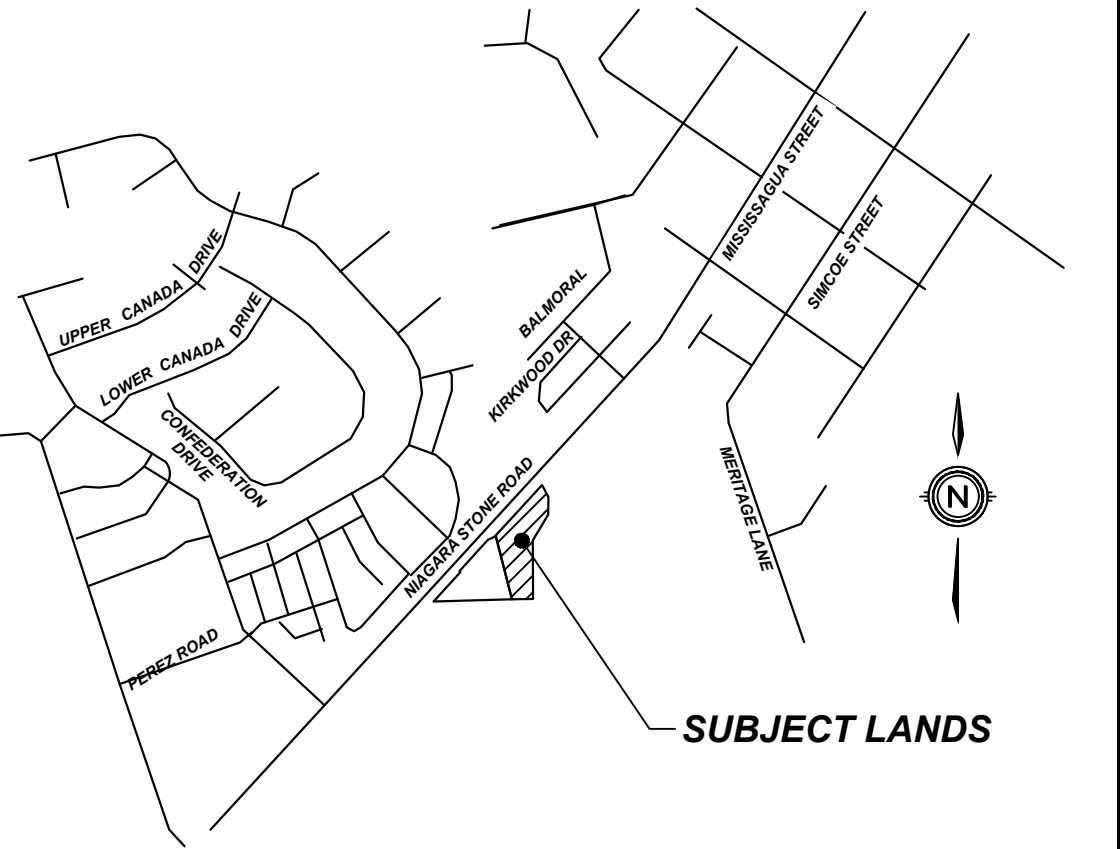


2203 NIAGARA STONE ROAD

NIAGARA-ON-THE-LAKE



UNIT No.	UNIT AREA	EXCL. USE AREA
	SQ. M	SQ. M
1	348.42	10.50
2	255.27	9.75
3	235.03	9.75
4	241.07	9.75
5	225.84	9.75
6	197.29	9.75
7	185.91	9.75
8	167.43	9.75
9	165.99	16.04
TOTAL UNIT AREA	2022.248	
TOTAL EXCL USE	94.79	
TOTAL LANDSCAPE	5560.38	
TOTAL LOT AREA	7677.42	



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. DATE

SURVEYOR'S CERTIFICATE

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

Brent Larocque

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

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- | | | |
|----------------|--------------------|-----------------|
| a) SEE PLAN | e) SEE PLAN | i) SILTY SAND |
| b) SEE PLAN | f) SEE PLAN | j) SEE PLAN |
| c) SEE PLAN | g) SEE PLAN | k) FULL SERVICE |
| d) RESIDENTIAL | h) MUNICIPAL WATER | l) SEE PLAN |

LAND USE SCHEDULE

AREA	ha	% COVERAGE
BUILDING (9 UNITS)	0.145	42.15
ROAD/DRIVEWAY/PARKING	0.076	22.09
LANDSCAPING/OPEN SPACE	0.123	35.76
TOTAL DEVELOPABLE AREA	0.344	100.00
DENSITY (UNITS/DEVELOPABLE AREA)		26.16u/ha
NON-DEVELOPABLE AREA		0.424 ha
TOTAL AREA	0.768 ha	

4	REDLINE DRAFT PLAN	2025-06-05	TA
3	REVISED UNIT 1 DESIGN & PER TOWN COMMENTS	2021-11-03	DH
2	REVISED PER TOWN COMMENTS (2022-06-27)	2022-08-12	GS
1	REVISED PER TOWN'S COMMENTS	2022-03-30	MK
0	ISSUED FOR REVIEW	2021-11-09	MK
#	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	TA
REDLINE DRAFT PLAN OF VACANT LAND CONDOMINIUM	DATE	JUNE 5, 2025
	PRINTED	JUNE 5, 2025
	SCALE	1:200
	DWG No.	1308-DP
	REV	4