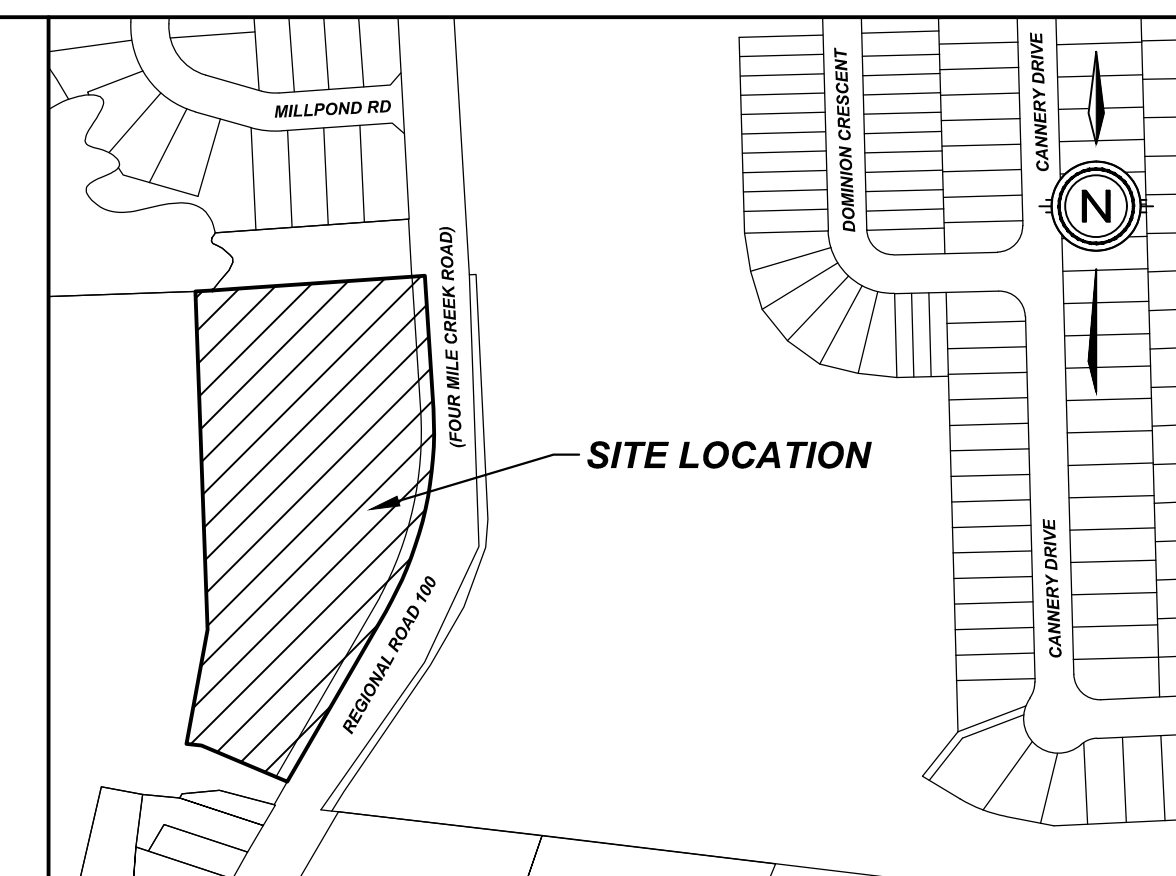
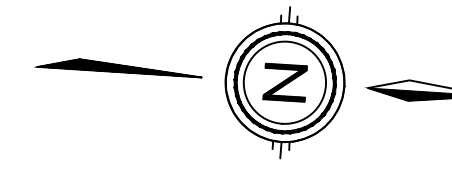


308 FOUR MILE CREEK ROAD-REDLINE DRAFT PLAN

NIAGARA-ON-THE-LAKE



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.

[Signature]
HUMMEL PROPERTIES INC. JULY 9, 2025
DATE

SURVEYOR'S CERTIFICATE

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

[Signature]
BRENT LAROUCHE, B.Sc., OLS, OLP JULY 9, 2025
DATE

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- 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

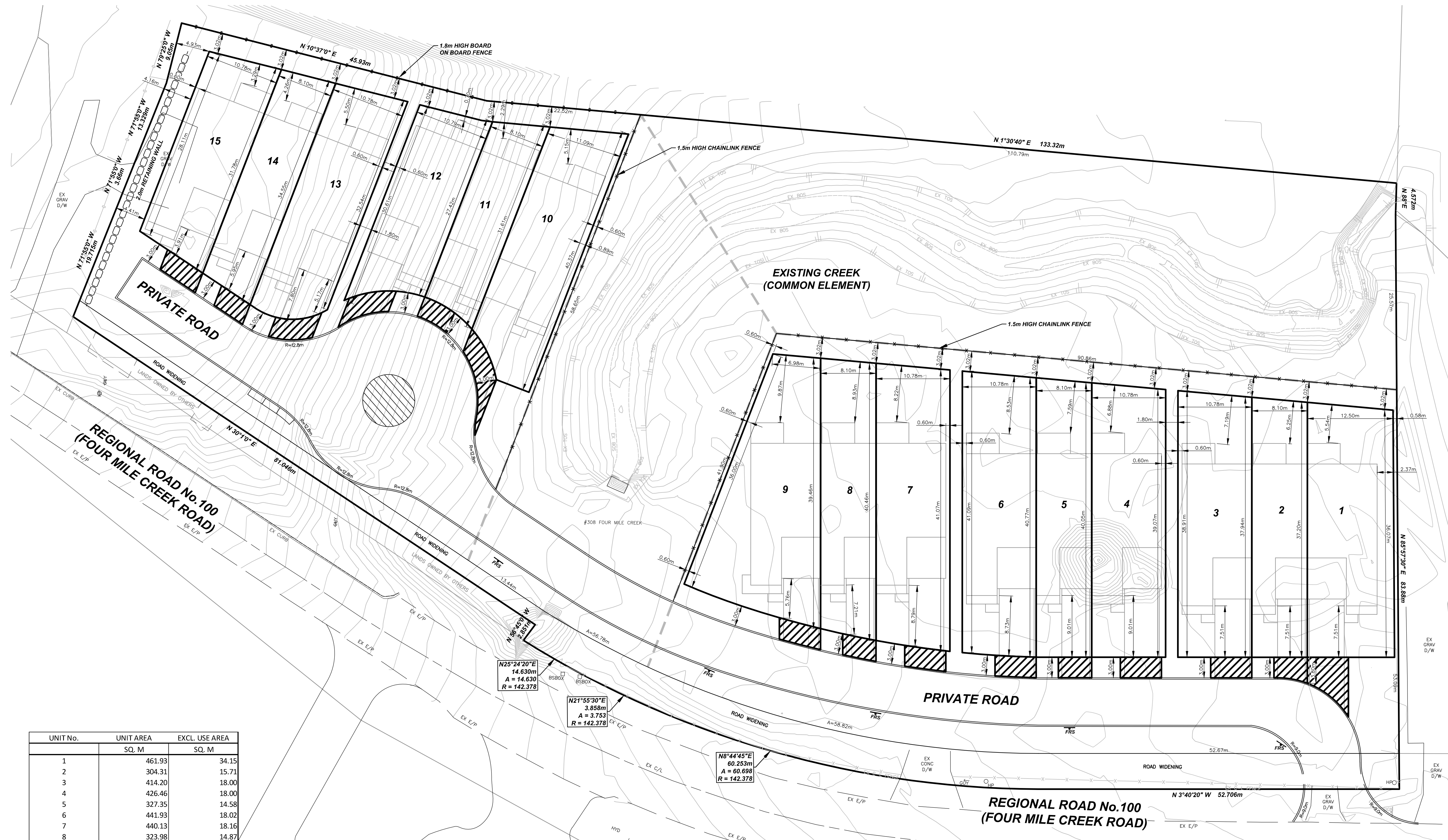
SITE STATISTICS

AREA	ha	% COVERAGE
BUILDING (15 UNITS)	0.318	34.12
ROAD/DRIVEWAY/PARKING	0.250	26.82
LANDSCAPING	0.364	39.06
TOTAL DEVELOPABLE AREA	0.932	100.00
UNITS		15
DEVELOPABLE DENSITY		16.09 u/ha

#	ISSUED FOR APPROVAL	DATE	INIT
0	ISSUED FOR APPROVAL	2025-11-17	TA
	REVISION		



DRAWING TITLE REDLINE DRAFT PLAN	DRAFTING	TA
	DATE	NOVEMBER 17, 2025
	PRINTED	NOVEMBER 18, 2025
	SCALE	1:300
DWG No.	1520-DP	REV
		0



UNIT No.	UNIT AREA SQ. M	EXCL. USE AREA SQ. M
1	461.93	34.15
2	304.31	15.71
3	414.20	18.00
4	426.46	18.00
5	327.35	14.58
6	441.93	18.02
7	440.13	18.16
8	323.98	14.87
9	519.60	18.61
10	409.84	29.96
11	236.02	14.78
12	303.09	21.90
13	375.48	19.82
14	268.94	14.94
15	323.10	18.45
TOTAL UNIT AREA	5576.36	
TOTAL EXCL. USE	289.95	
TOTAL COMM. ELEM.	9001.77	
TOTAL LOT AREA	14868.08	