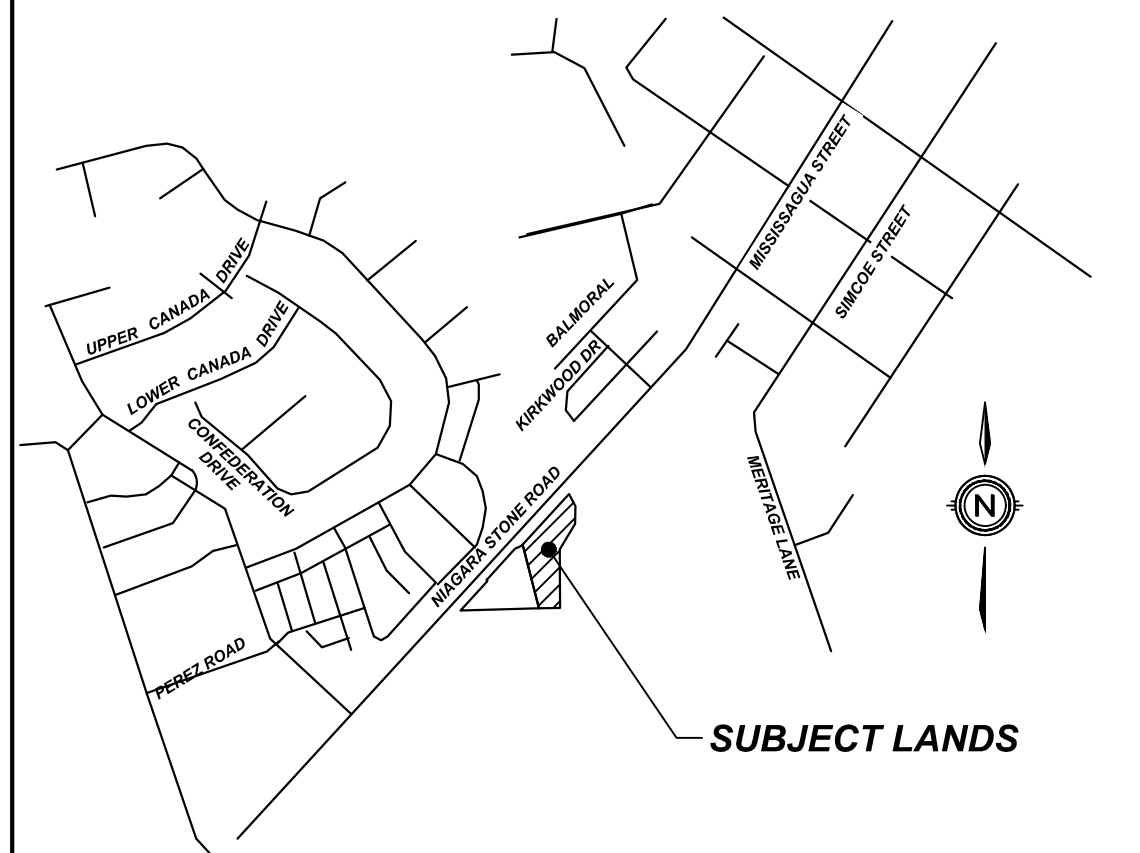
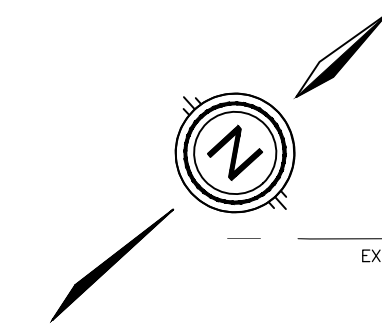


2203 NIAGARA STONE ROAD NIAGARA-ON-THE-LAKE



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. DATE

SURVEYOR'S CERTIFICATE

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

Brent Laroque
BRENT LAROQUE, B.Sc., OLS, OLP SEPTEMBER 18, 2020 DATE

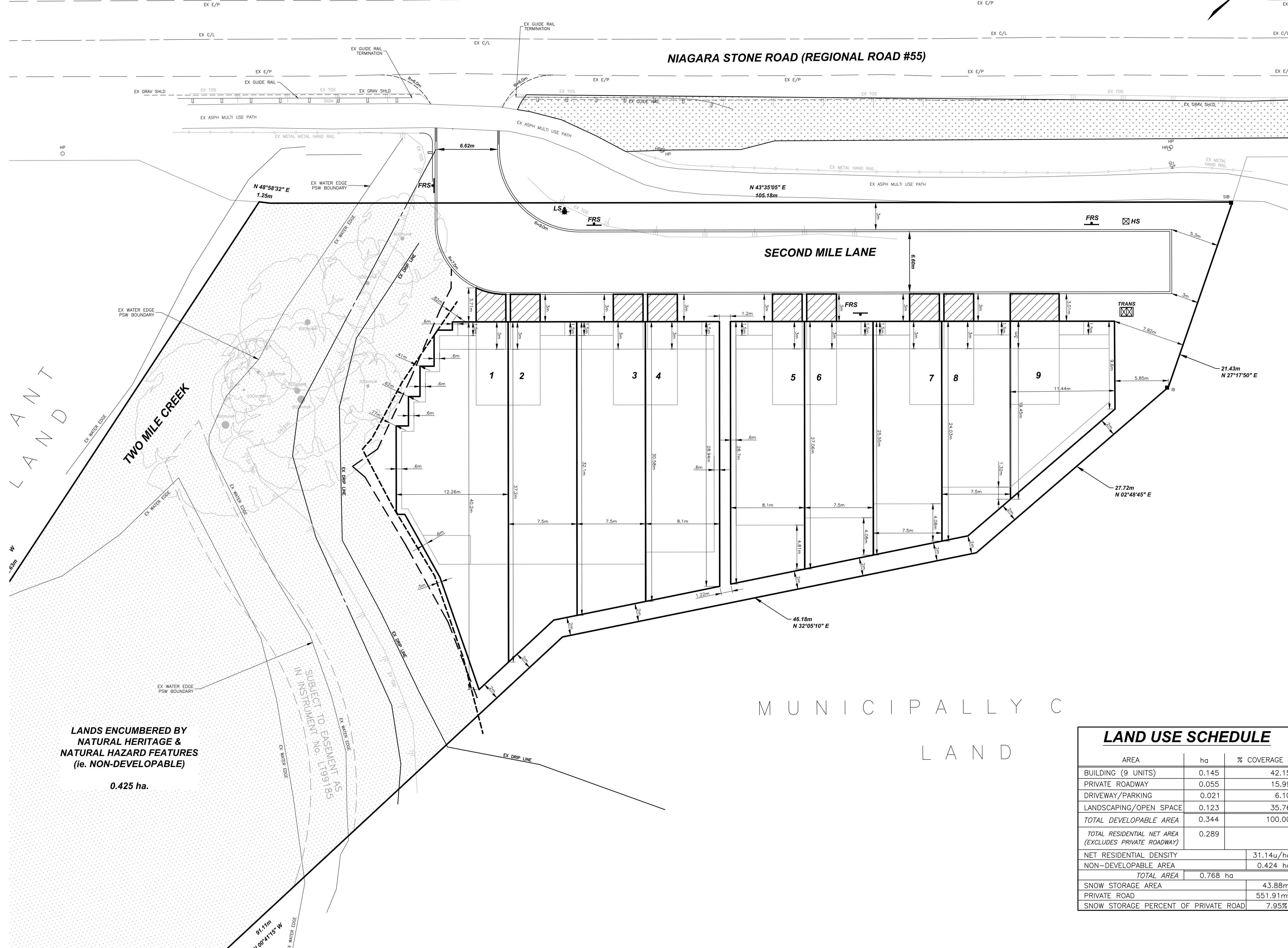
REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- 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

UNIT No.	UNIT AREA SQ. M	EXCL. USE AREA 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	

LAND USE SCHEDULE

AREA	ha	% COVERAGE
BUILDING (9 UNITS)	0.145	42.15
PRIVATE ROADWAY	0.055	15.99
DRIVEWAY/PARKING	0.021	6.10
LANDSCAPING/OPEN SPACE	0.123	35.76
TOTAL DEVELOPABLE AREA	0.344	100.00
TOTAL RESIDENTIAL NET AREA (EXCLUDES PRIVATE ROADWAY)	0.289	
NET RESIDENTIAL DENSITY		31.14u/ha
NON-DEVELOPABLE AREA		0.424 ha
TOTAL AREA	0.768 ha	
SNOW STORAGE AREA		43.88m ²
PRIVATE ROAD		551.91m ²
SNOW STORAGE PERCENT OF PRIVATE ROAD		7.95%



LANDS ENCUMBERED BY
NATURAL HERITAGE &
NATURAL HAZARD FEATURES
(ie. NON-DEVELOPABLE)
0.425 ha.

SUBJECT TO EASEMENT AS
IN INSTRUMENT NO. L199185



DRAWING TITLE	DRAFTING	TA
REDLINE DRAFT PLAN OF VACANT LAND CONDOMINIUM	DATE	OCTOBER 21, 2025
	PRINTED	OCTOBER 21, 2025
	SCALE	1:200
	DWG No.	1308-DP
	REV	4