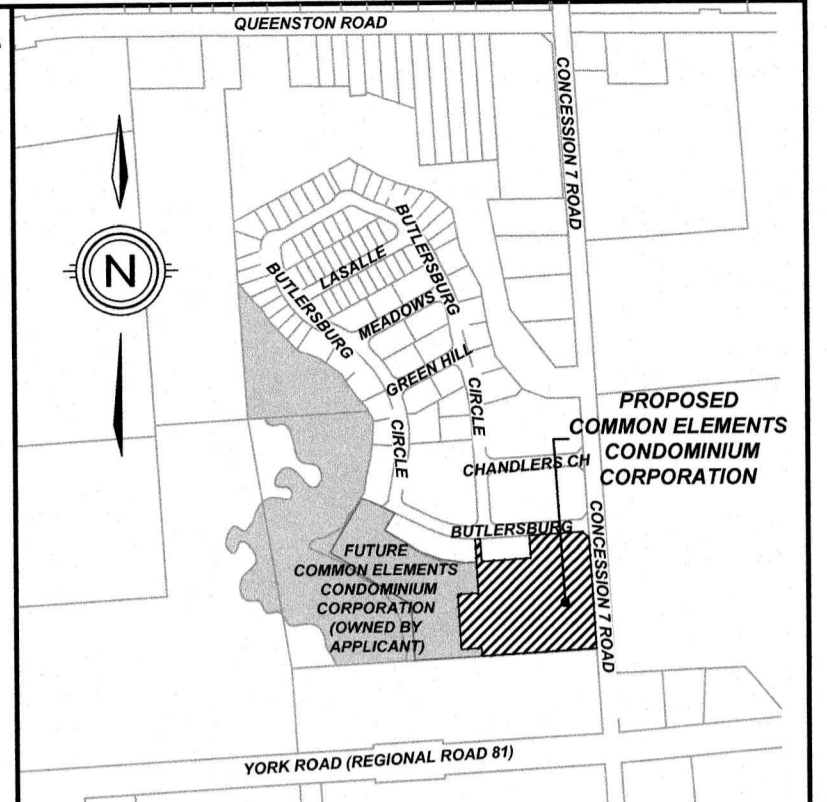


MODERO ESTATES BLOCK 84 NIAGARA-ON-THE-LAKE PHASE 1



KEY PLAN N.T.S.

DRAFT PLAN OF MODERO ESTATES (BLOCK 84) CONDOMINIUM 1

BEING A PROPOSED COMMON ELEMENTS CONDOMINIUM CORPORATION OF:

LEGAL DESCRIPTION

PART OF 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 COMMON ELEMENTS CONDOMINIUM TO THE TOWN OF NIAGARA-ON-THE-LAKE FOR APPROVAL.

MARZ HOMES (NOTL) INC. 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. Muth
NICHOLAS P. MUTH DATE
ONTARIO LAND SURVEYOR

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

- | | | |
|-------------|--------------------|-----------------|
| 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) SEE PLAN | h) MUNICIPAL WATER | l) SEE PLAN |

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
CONDOMINIUM CORPORATION			0.652	100.00
TOTAL			0.652	100.00

#	REVISION	DATE	INIT
2	ISSUED FOR REVIEW	2025-09-25	-
1	ISSUED FOR APPROVAL	2025-05-15	-
0	ISSUED FOR APPROVAL	2025-04-22	-

DRAWING TITLE	DRAFTING	WS
DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM PHASE 1	JANUARY 20, 2026	
SCALE	1:500	
DWG No.	REV	
2130-DPCE	2	

LEGEND

- | | | |
|-----|---------|---|
| S/W | DENOTES | SIDEWALK |
| R | DENOTES | RADIUS |
| A | DENOTES | ARC LENGTH |
| CH | DENOTES | CHORD LENGTH |
| --- | DENOTES | DIVISION LINE BETWEEN PROPOSED CONDOMINIUM CORPORATIONS |

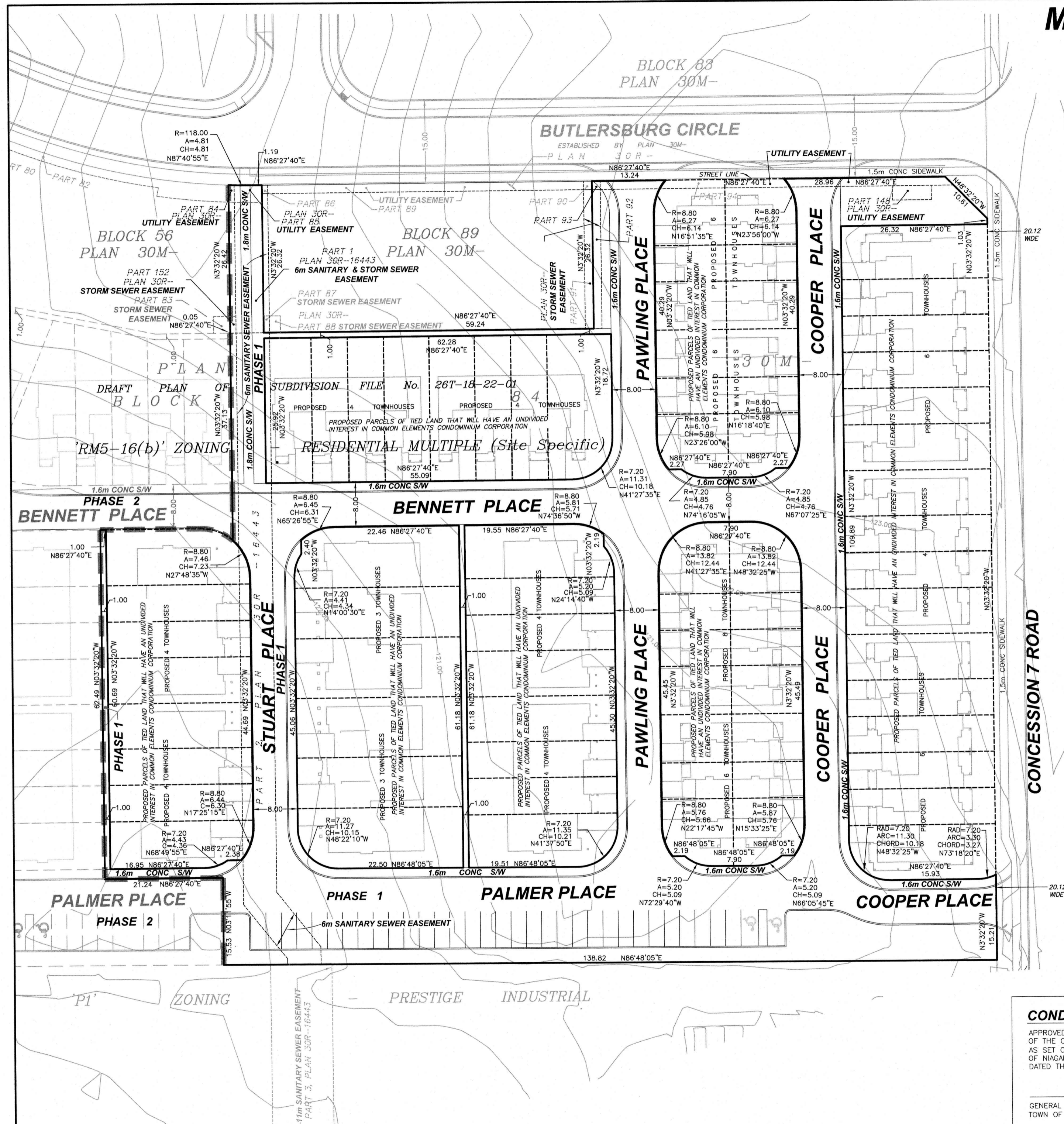
METRIC NOTE

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 _____, 2026.

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



H:\30\NIAGARA\TOWNSHIP\NIAGARA\LOT180\Modero Estates (248043D)\Current Work\CONDOMINIUM BLOCK 84\Draft Plan\Draft Plan of Common Phase 1 Version A.dwg