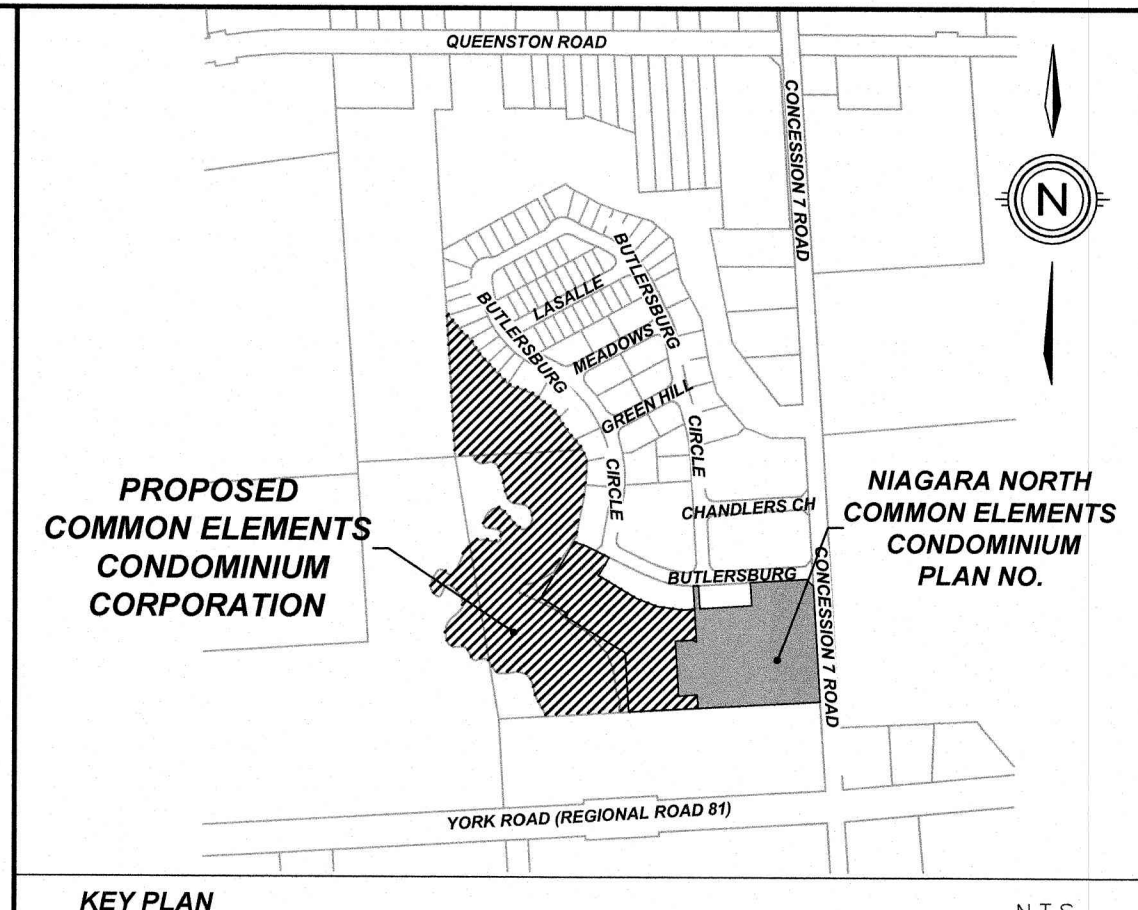


MODERO ESTATES-BLOCK 84 NIAGARA-ON-THE-LAKE PHASE 2



KEY PLAN N.T.S.

DRAFT PLAN OF MODERO ESTATES (BLOCK 84) CONDOMINIUM 2
BEING A PROPOSED COMMON ELEMENTS CONDOMINIUM CORPORATION OF:

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

LEGAL DESCRIPTION
BLOCK 87 & PART OF BLOCK 84
PLAN 30M-
AND
PART OF TOWNSHIP LOTS 180 & 181
GEOGRAPHIC TOWNSHIP OF NIAGARA
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.

NICHOLAS P. MUTH
ONTARIO LAND SURVEYOR
Feb 22, 2026
DATE

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

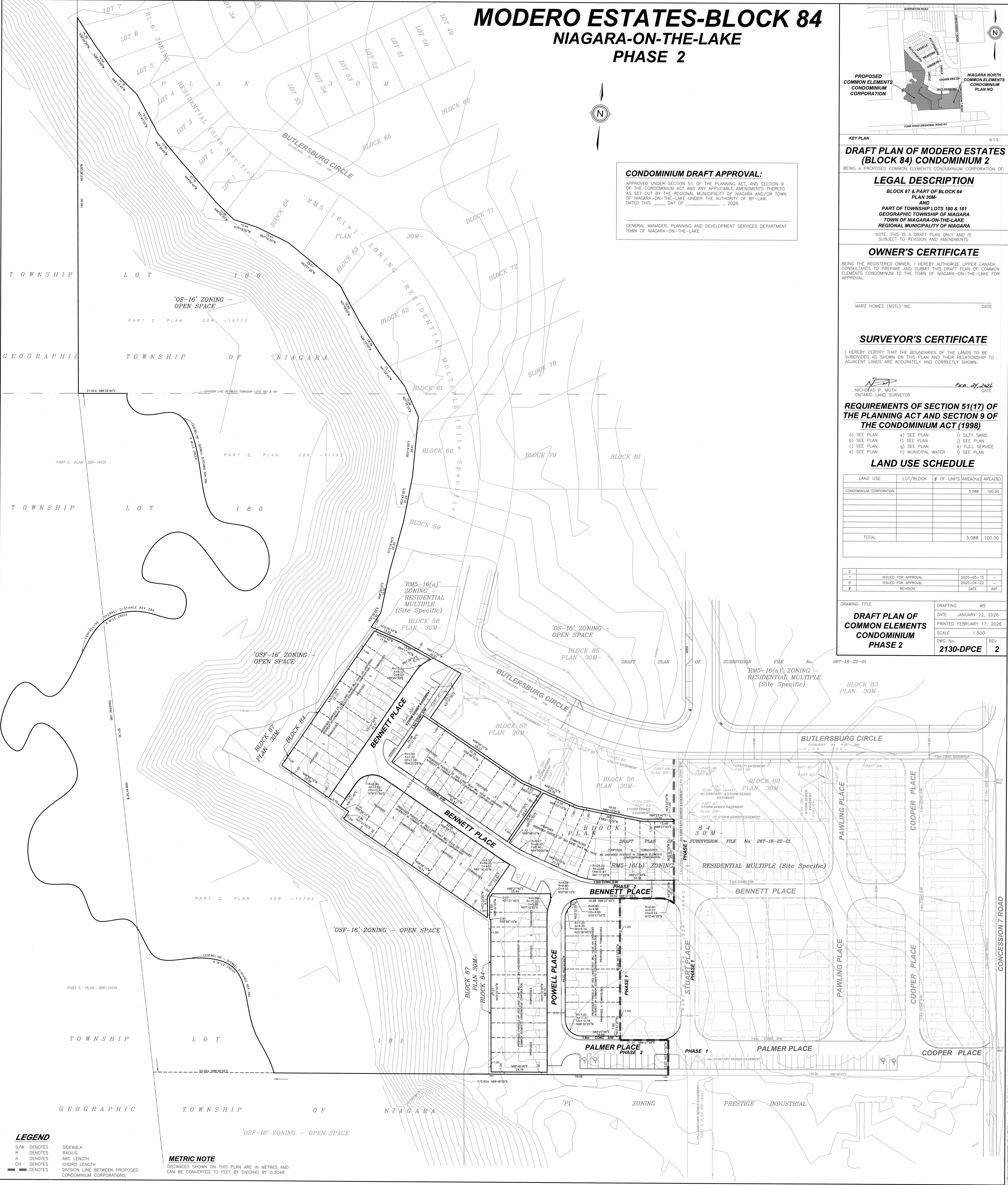
d) SEE PLAN e) SEE PLAN f) SEE PLAN g) SEE PLAN h) SEE PLAN i) SEE PLAN
j) SEE PLAN k) FULL SERVICE l) SEE PLAN

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
CONDOMINIUM CORPORATION			5.088	100.00
TOTAL			5.088	100.00

#	REVISION	DATE	INIT
2			
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 2		
DATE	JANUARY 22, 2026	
PRINTED	FEBRUARY 17, 2026	
SCALE	1:500	
DWG No.	2130-DPCE	REV 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

DATE PLOTTED: 2026-02-17 10:00:00 AM; PLOTTER: HP DesignJet T1100; PLOT SCALE: 1:500; PLOT SHEET: 1 OF 1; PLOT TITLE: DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM PHASE 2; REVISION: 2