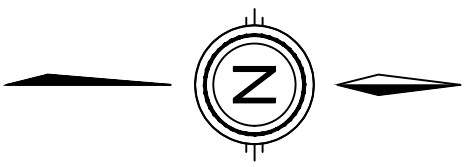


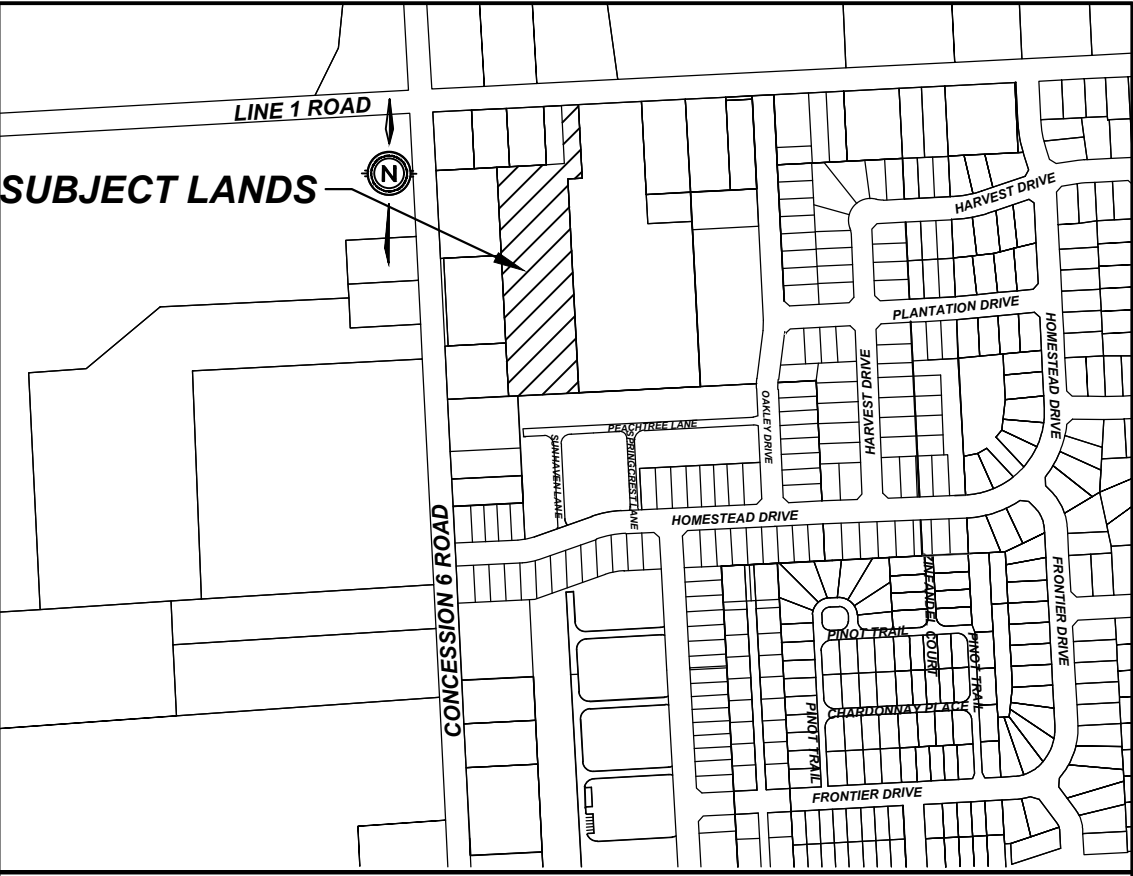
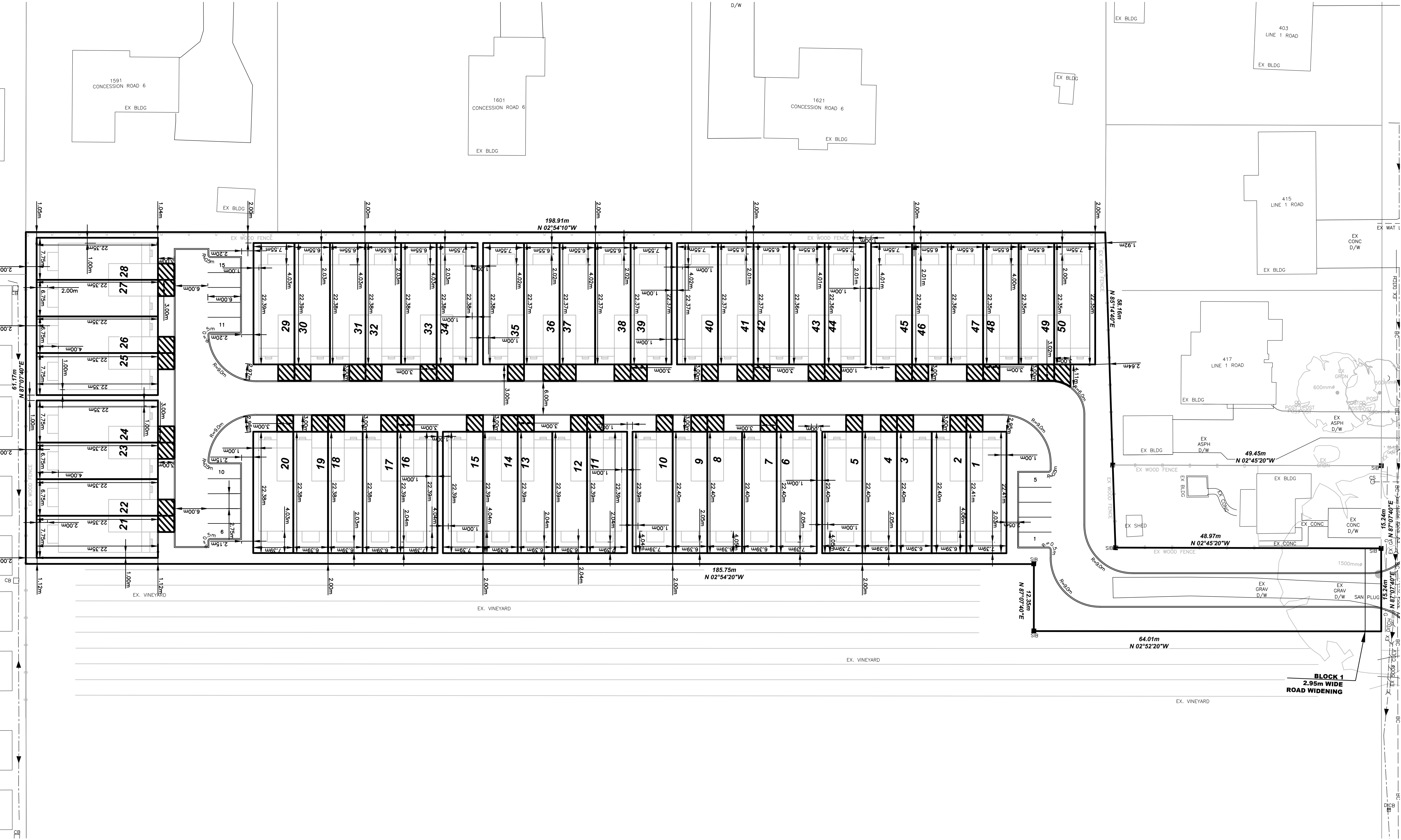
THE HAVEN
419 LINE 1 ROAD, VIRGIL
TOWN OF NIAGARA - ON - THE - LAKE



UNIT #	LOT AREA m ²	EXCLUSIVE USE AREA--DRIVEWAYS
1	165.59	9.00
2	143.17	9.00
3	143.11	9.00
4	143.15	9.00
5	165.55	9.00
6	165.54	9.00
7	143.13	9.00
8	143.11	9.00
9	143.11	9.00
10	165.48	9.00
11	165.48	9.00
12	143.08	9.00
13	143.07	9.00
14	143.06	9.00
15	165.44	9.00
16	165.43	9.00
17	143.04	9.00
18	143.03	9.00
19	143.02	9.00
20	165.39	9.00
21	173.21	9.00
22	150.86	9.00
23	150.86	9.00
24	173.21	9.00
25	173.21	9.00
26	150.86	9.00
27	150.86	9.00
28	173.21	9.00
29	169.02	9.00
30	146.61	9.00
31	146.60	9.00
32	146.60	9.00
33	146.59	9.00
34	168.96	9.00
35	168.93	9.00
36	146.55	9.00
37	146.55	9.00
38	146.54	9.00
39	168.89	9.00
40	168.88	9.00
41	146.50	9.00
42	146.49	9.00
43	146.48	9.00
44	168.83	9.00
45	168.81	9.00
46	146.44	9.00
47	146.43	9.00
48	146.42	9.00
49	146.41	9.00
50	168.75	10.26
TOTAL	7739.54m ²	451.26m ²

TOTAL LOT AREA	7739.54m ²
TOTAL EXCLUSIVE USE (TOTAL DRIVEWAY AREA)	451.26m ²
TOTAL COMMON ELEMENT AREA	4923.16m ²
TOTAL AREA	13113.96m ²

LEGEND
PROPOSED EXCLUSIVE USE DRIVEWAY



KEY PLAN
N.T.S.

**DRAFT PLAN OF
CONDOMINIUM**

LEGAL DESCRIPTION

PART OF LOTS 118
GEOGRAPHIC TOWNSHIP OF NIAGARA,
NOW 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
VACANT LAND CONDOMINIUM TO THE TOWN OF
NIAGARA-ON-THE-LAKE FOR APPROVAL.

JANUARY 2024
DATE

BICE BUILDERS

SURVEYOR'S CERTIFICATE

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

ROY S. KIRKUP

JD BARNES LTD.

**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) SEE PLAN	h) MUNICIPAL WATER	l) SEE PLAN

LAND USE SCHEDULE		
AREA	ha	% COVERAGE
BUILDING (50 UNITS)	0.559	42.48
ROAD/DRIVEWAY/PARKING	0.300	22.80
ROAD WIDENING	0.005	0.38
LANDSCAPING	0.452	34.35
TOTAL	1.316	100.00

UNITS	50
DEVELOPABLE AREA	1.311ha
DENSITY (UNITS/DEVELOPABLE AREA)	38.14u/ha

0	ISSUED FOR APPROVAL	2024-01-04	AS
#	REVISION	DATE	INIT

**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

DRAFTING AS

DATE JANUARY 05, 2024

PRINTED JANUARY 5, 2024

SCALE 1:400

DWG No. 21265-DP

REV 0

DRAWING TITLE

**DRAFT PLAN OF
THE HAVEN
419 LINE 1 ROAD,
VIRGIL**