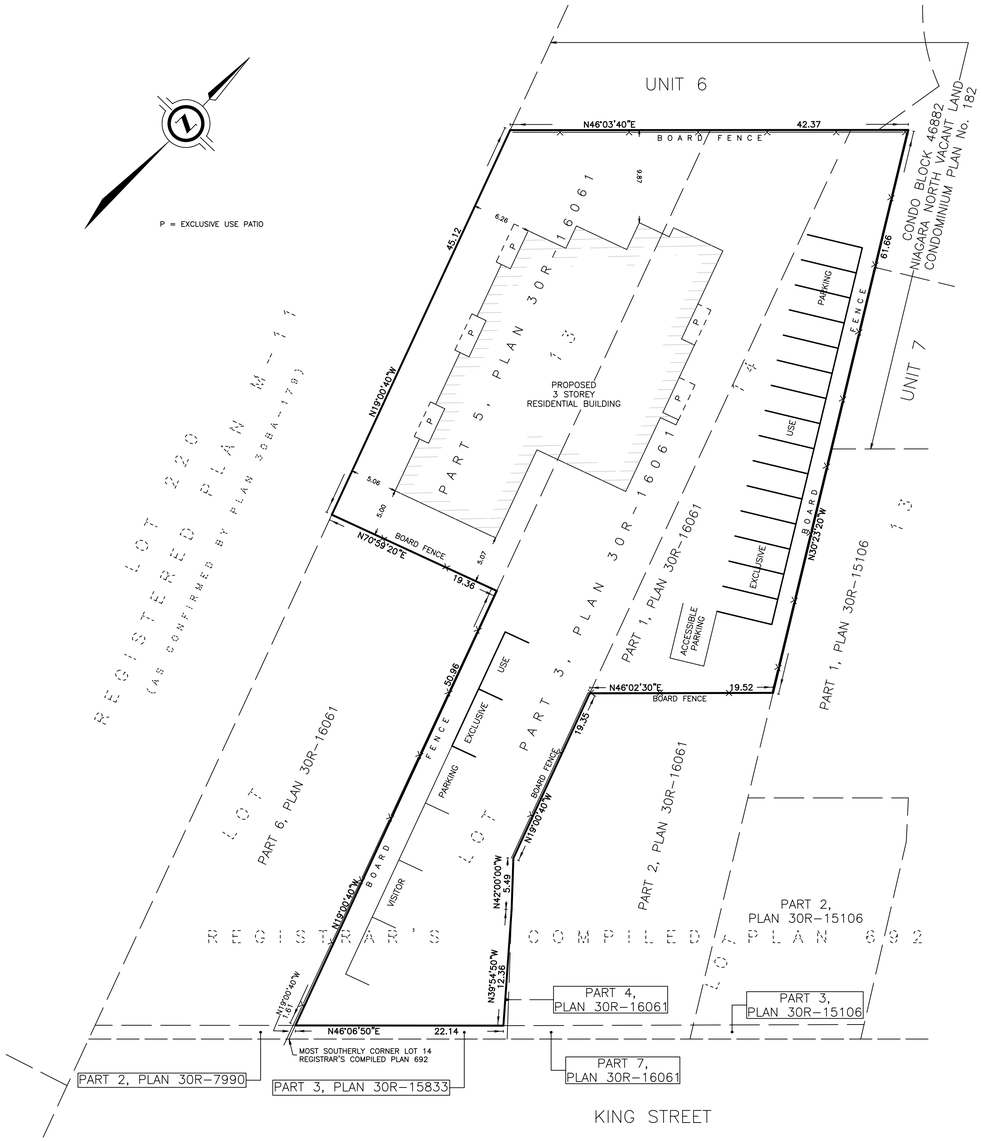
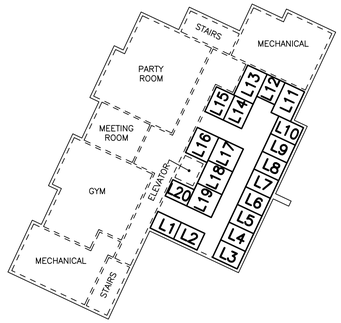
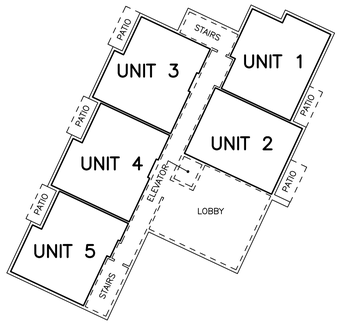


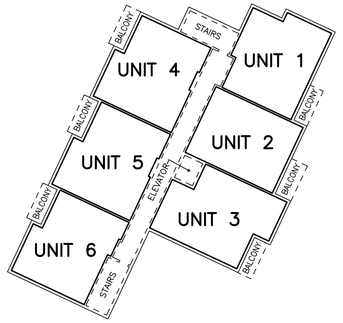
LEVEL A



LEVEL 1



LEVELS 2 & 3



OWNER'S CERTIFICATE

I HEREBY AUTHORIZE J.D. BARNES LIMITED TO SUBMIT THIS PLAN TO THE TOWN OF NIAGARA-ON-THE-LAKE FOR THEIR APPROVAL.

JOSH BICE
PRESIDENT
(I HAVE THE AUTHORITY TO BIND THE CORPORATION)
BUTLER'S GARDENS DEVELOPMENT INC.

THIS IS NOT A PLAN OF SURVEY

DRAFT PLAN OF CONDOMINIUM OF

PART OF LOTS 13 & 14 REGISTRAR'S COMPILED PLAN 692

TOWN OF NIAGARA-ON-THE-LAKE

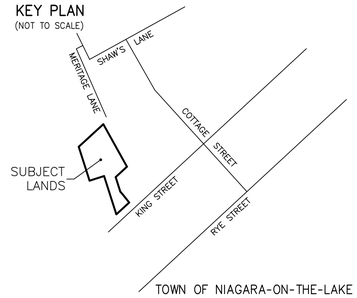
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 300

5 0 5 10 20 metres

J.D. BARNES LIMITED © COPYRIGHT 2026

KEY PLAN
(NOT TO SCALE)



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT AND UNDER SECTION 9 OF THE CONDOMINIUM ACT 1998

(A)-AS SHOWN ON DRAFT PLAN
(B)-AS SHOWN ON DRAFT PLAN
(C)-AS SHOWN ON DRAFT AND KEY PLANS
(D)-DEVELOPMENT OF 17 RESIDENTIAL UNITS, 20 LOCKER UNITS AND 17 EXCULSIVE USE PARKING SPACES
(E)-AS SHOWN ON DRAFT PLAN
(F)-AS SHOWN ON DRAFT PLAN
(G)-AS SHOWN ON DRAFT PLAN
(H)-MUNICIPAL
(I)-CLAY LOAM
(J)-LAND IS GENERALLY FLAT
(K)-ALL MUNICIPAL SERVICES AVAILABLE
(L)-NONE

LAND USE ANALYSIS

LOT AREA	3216.9 sq.m
BUILDING AREA	641.5 sq.m
BUILDING COVERAGE	19.9%
NUMBER OF RESIDENTIAL UNITS	17 UNITS
AMENITY AREAS (LEVEL A)	3 ROOMS
LOCKERS (LEVEL A)	20 UNITS
OUTDOOR PARKING	17 EXCLUSIVE USE SPACES 5 VISITOR SPACES

DENOTES BOUNDARY OF CONDOMINIUM

SURVEYOR'S CERTIFICATE

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

SEPTEMBER 17, 2026
DATE

ROY S. KIRKUP
ONTARIO LAND SURVEYOR

J.D.BARNES LIMITED
LAND INFORMATION SPECIALISTS
SURVEYING MAPPING GIS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE No.:
TW	RSK	16-49-289-01

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