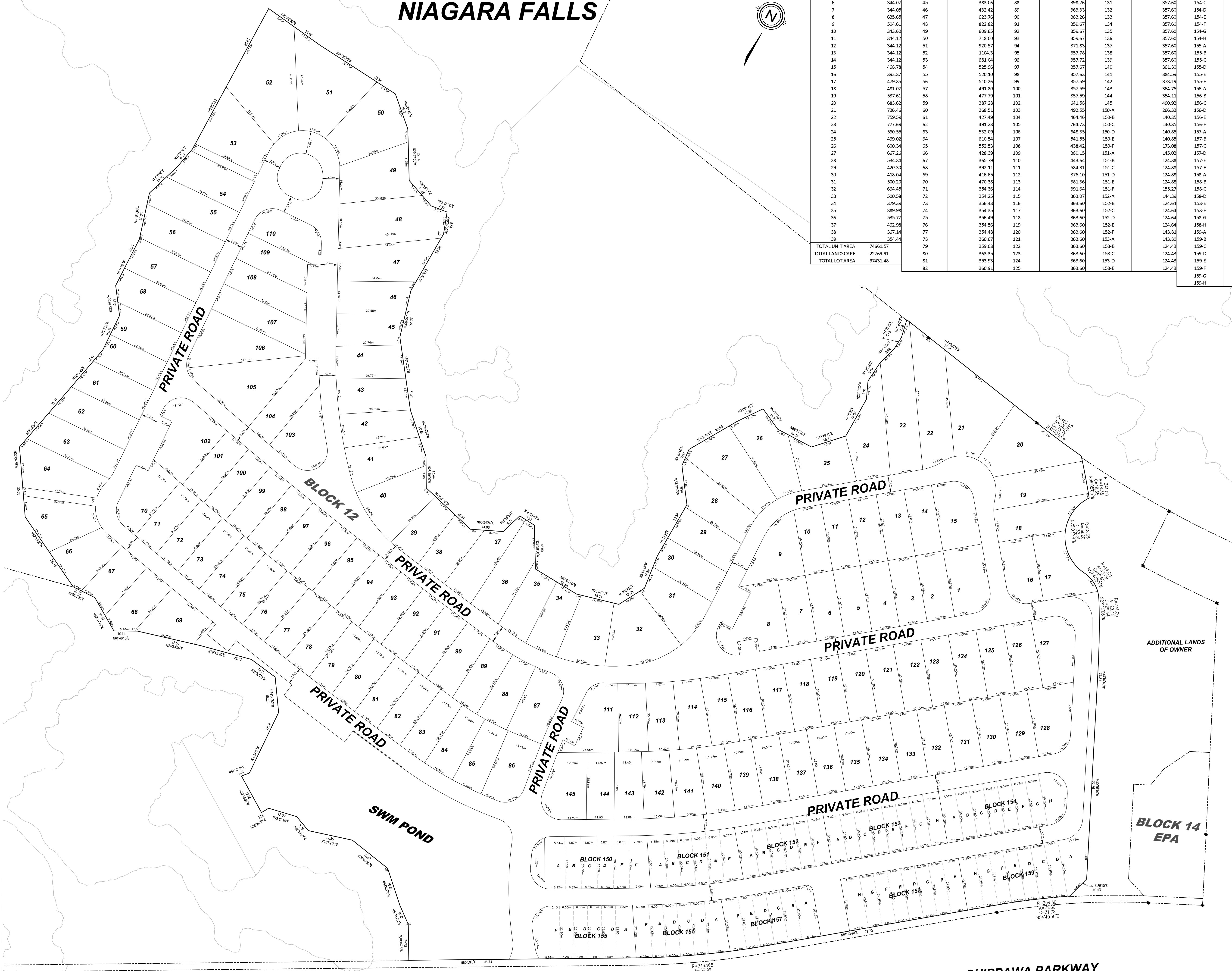
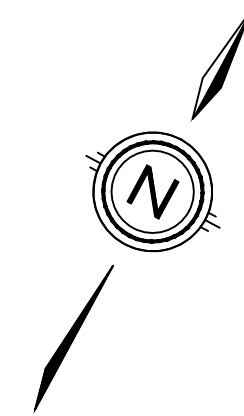
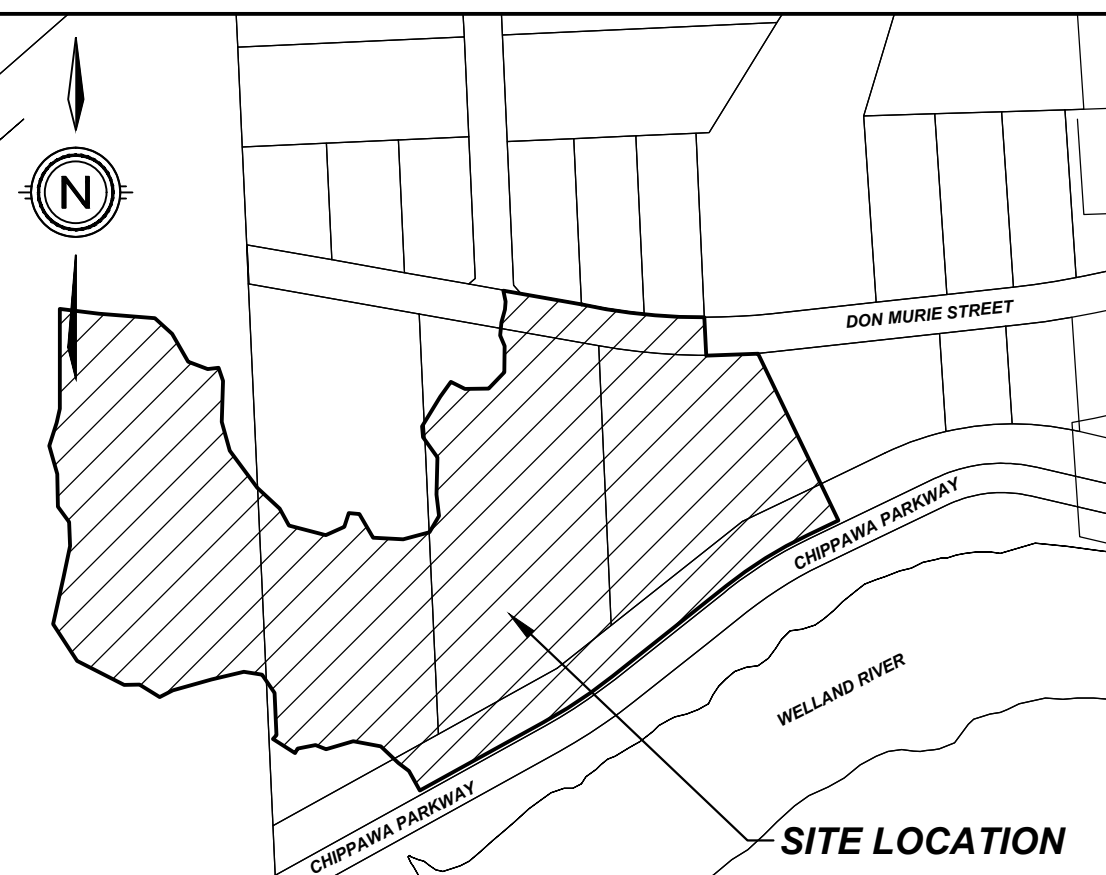


RIVERFRONT NIAGARA FALLS



	SQ. M		SQ. M		SQ. M		SQ. M		SQ. M
1	468.78	40	576.34	83	364.39	126	363.60	153-F	124.43
2	344.14	41	529.87	84	377.74	127	473.12	153-G	124.43
3	344.12	42	417.70	85	365.85	128	506.87	153-H	144.22
4	344.11	43	435.41	86	454.15	129	351.94	154-A	144.22
5	344.09	44	409.45	87	445.48	130	363.26	154-B	124.49
6	344.07	45	383.06	88	398.26	131	357.60	154-C	124.49
7	344.05	46	432.42	89	363.33	132	357.60	154-D	124.49
8	635.65	47	623.76	90	357.60	133	357.60	154-E	124.49
9	504.61	48	822.82	91	359.67	134	357.60	154-F	124.49
10	343.60	49	609.65	92	359.67	135	357.60	154-G	124.49
11	344.12	50	718.00	93	359.67	136	357.60	154-H	177.00
12	344.12	51	920.57	94	371.83	137	357.60	155-A	181.34
13	344.12	52	1104.3	95	357.78	138	357.60	155-B	136.78
14	344.12	53	681.04	96	357.72	139	357.60	155-C	136.78
15	468.78	54	525.96	97	357.60	140	357.60	155-D	136.78
16	392.87	55	520.10	98	357.63	141	384.59	155-E	136.78
17	479.85	56	510.26	99	357.59	142	373.19	155-F	236.68
18	481.07	57	491.80	100	357.59	143	364.76	156-A	189.91
19	537.61	58	477.79	101	357.59	144	354.11	156-B	136.87
20	683.62	59	387.28	102	641.58	145	490.92	156-C	136.87
21	736.46	60	368.51	103	492.55	150-A	266.33	156-D	136.87
22	427.46	61	759.89	104	464.46	150-B	140.86	156-E	136.87
23	777.69	62	491.23	105	764.73	150-C	140.85	156-F	136.87
24	560.55	63	532.09	106	648.35	150-D	140.85	157-A	186.10
25	469.02	64	610.54	107	541.55	150-E	140.85	157-B	156.75
26	600.34	65	552.53	108	438.42	150-F	173.08	157-C	156.75
27	667.26	66	428.39	109	380.15	151-A	145.02	157-D	156.80
28	534.84	67	365.79	110	443.64	151-B	124.88	157-E	156.84
29	420.30	68	392.11	111	594.31	151-C	124.88	157-F	164.31
30	418.04	69	436.65	112	376.10	151-D	124.88	158-A	164.31
31	500.20	70	470.38	113	381.36	151-E	124.88	158-B	136.80
32	664.45	71	354.36	114	391.64	151-F	155.27	158-C	136.80
33	500.58	72	354.25	115	363.07	152-A	144.39	158-D	136.80
34	379.39	73	356.43	116	363.60	152-B	124.64	158-E	136.80
35	389.98	74	354.35	117	363.60	152-C	124.64	158-F	136.80
36	355.77	75	356.49	118	363.60	152-D	124.64	159-A	136.80
37	462.98	76	354.56	119	363.60	152-E	124.64	159-B	187.43
38	367.14	77	354.48	120	363.60	152-F	143.81	159-C	242.35
39	354.44	78	360.67	121	363.60	153-A	143.80	159-D	144.91
		79	359.08	122	363.60	153-B	124.43	159-E	141.83
		80	363.35	123	363.60	153-C	124.43	159-F	139.48
		81	353.93	124	363.60	153-D	124.43	159-G	137.86
		82	360.91	125	363.60	153-E	124.43	159-H	136.99
									164.22
TOTAL UNIT AREA	74661.57								
TOTAL LANDSCAPE	22769.91								
TOTAL LOT AREA	97431.48								



KEY PLAN
N.T.S.

DRAFT PLAN OF VACANT LAND CONDOMINIUM

LEGAL DESCRIPTION

PART OF LOTS 26, 27 & 28, PARK OF BLOCK "A" & PART OF DON MURIE STREET (CLOSED), REGISTERED PLAN M-67; PART OF TOWNSHIP LOT 214 AND PART OF THE ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 214 & 215 (CLOSED), GEOGRAPHIC TOWNSHIP OF STAMFORD, IN THE CITY OF NIAGARA FALLS, 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 CITY OF NIAGARA FALLS FOR APPROVAL.

[Signature] SEPT 15, 2023
CENTENNIAL HOMES NIAGARA DATE

SURVEYOR'S CERTIFICATE

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

[Signature] Sept. 28, 2023
J.D. BARNES LTD. DATE
15-16-917-02

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE PLAN
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) MUNICIPAL WATER
- i) SILTY SAND
- j) SEE PLAN
- k) FULL SERVICE
- l) SEE PLAN

LAND USE SCHEDULE

AREA	ha	% COVERAGE
BUILDING (213 UNITS)	2.926	30.03
ROADWAY/PARKING	1.428	14.66
LANDSCAPE	5.389	55.31
TOTAL	9.743	100.00
DENSITY		21.86 un/ha

#	ISSUED FOR APPROVAL;	2023-09-28	TA
#	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	BV/TA
BLOCK 12 DRAFT PLAN OF VACANT LAND CONDOMINIUM	DATE	SEPTEMBER 28, 2023
	PRINTED	SEPTEMBER 29, 2023
	SCALE	1:750
	DWG No.	2209-DP12
	REV	0