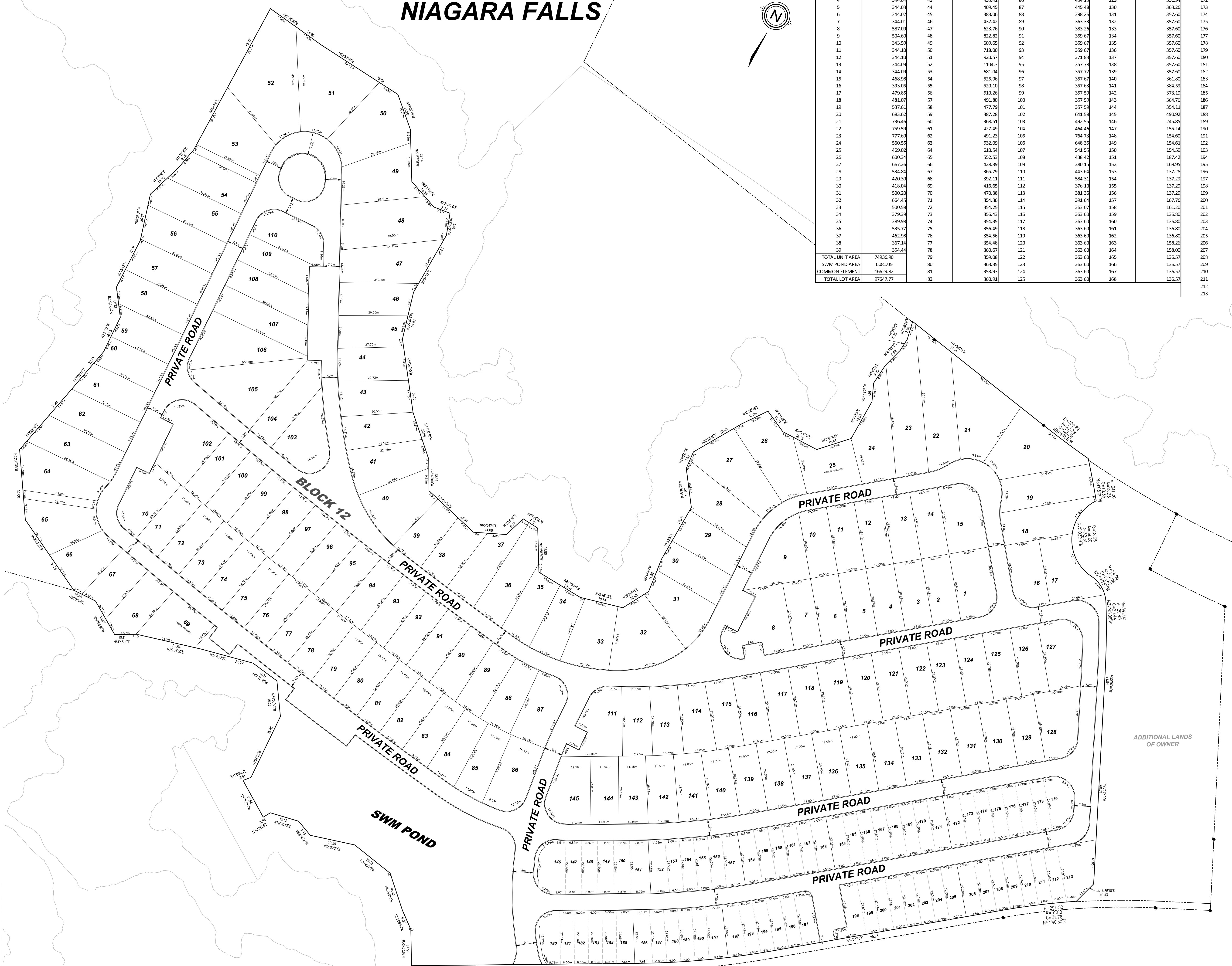
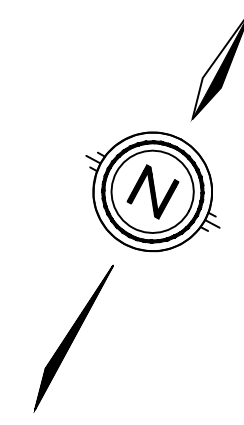
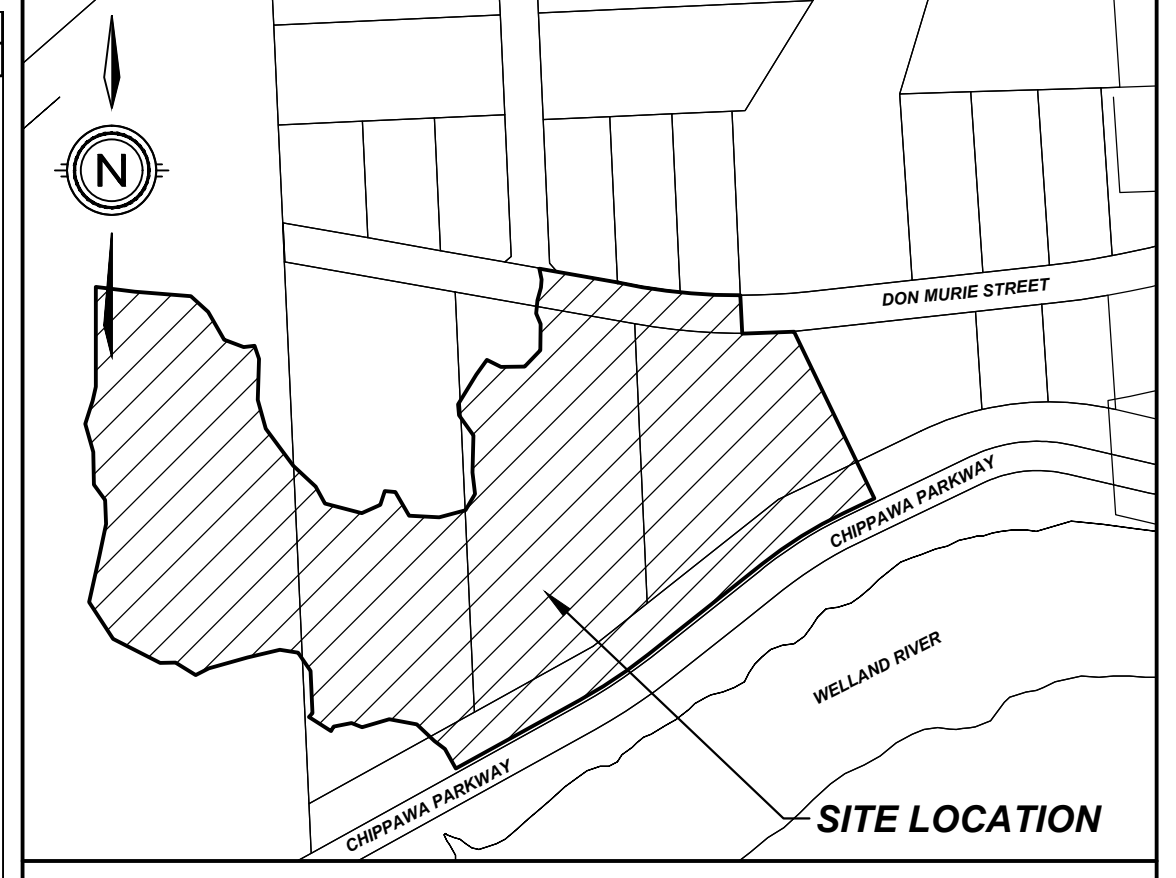


RIVERFRONT NIAGARA FALLS



UNIT No.	UNIT AREA SQ. M.	UNIT No.	UNIT AREA SQ. M.	UNIT No.	UNIT AREA SQ. M.	UNIT No.	UNIT AREA SQ. M.	UNIT No.	UNIT AREA SQ. M.
1	468.96	40	576.24	83	364.39	126	363.60	169	136.57
2	344.06	41	529.87	84	377.74	127	473.12	170	136.57
3	344.05	42	417.70	85	365.85	128	506.87	171	157.95
4	344.04	43	455.41	86	454.15	129	351.94	172	158.19
5	344.03	44	409.45	87	445.48	130	363.26	173	136.80
6	344.02	45	383.06	88	398.26	131	357.60	174	136.80
7	344.01	46	432.42	89	363.33	132	357.60	175	136.80
8	587.09	47	623.76	90	383.26	133	357.60	176	136.80
9	504.60	48	822.82	91	359.67	134	357.60	177	136.80
10	343.59	49	609.65	92	359.67	135	357.60	178	136.80
11	344.10	50	738.00	93	359.67	136	357.60	179	223.22
12	344.10	51	920.57	94	371.83	137	357.60	180	178.96
13	344.09	52	1104.3	95	357.78	138	357.60	181	135.91
14	344.09	53	681.04	96	357.72	139	357.60	182	135.82
15	468.98	54	525.96	97	357.67	140	361.80	183	135.94
16	393.05	55	520.10	98	357.63	141	384.59	184	135.85
17	479.85	56	510.24	99	357.58	142	373.15	185	166.80
18	483.07	57	491.80	100	357.55	143	364.76	186	167.15
19	537.61	58	477.79	101	357.55	144	354.11	187	135.71
20	683.62	59	387.28	102	641.58	145	490.92	188	135.61
21	736.46	60	368.51	103	492.55	146	245.85	189	135.56
22	759.59	61	427.49	104	464.46	147	155.14	190	135.57
23	777.69	62	491.23	105	714.73	148	154.60	191	170.24
24	550.55	63	532.08	106	646.35	149	154.61	192	170.12
25	469.02	64	610.54	107	541.55	150	154.59	193	135.37
26	600.34	65	552.53	108	438.42	151	187.42	194	135.35
27	667.26	66	428.39	109	380.15	152	169.95	195	135.38
28	534.84	67	365.79	110	443.64	153	137.28	196	135.35
29	420.30	68	392.11	111	584.31	154	137.29	197	167.05
30	418.04	69	416.65	112	376.10	155	137.29	198	194.22
31	500.30	70	470.38	113	380.36	156	137.29	199	135.43
32	664.45	71	354.36	114	391.64	157	167.76	200	135.45
33	500.58	72	354.25	115	363.07	158	161.20	201	135.46
34	379.39	73	356.49	116	363.60	159	136.80	202	135.47
35	389.98	74	354.35	117	363.60	160	136.80	203	135.40
36	535.77	75	356.49	118	363.60	161	136.80	204	135.60
37	462.98	76	354.56	119	363.60	162	136.80	205	162.53
38	367.14	77	354.48	120	363.60	163	136.80	206	162.70
39	354.44	78	360.67	121	363.60	164	158.00	207	135.54
TOTAL UNIT AREA	74936.90	79	359.08	122	363.60	165	136.57	208	135.63
SWAMP AREA	6081.05	80	363.35	123	363.60	166	136.57	209	136.17
COMMON ELEMENT	16629.82	81	353.93	124	363.60	167	136.57	210	137.27
TOTAL LOT AREA	97647.77	82	360.91	125	363.60	168	136.57	211	139.25
								212	141.98
								213	321.78



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	DATE	INIT
0	2024-01-24	TA
#	REVISION	DATE



DRAWING TITLE	DRAFTING	DATE	SCALE	DWG No.	REV
BLOCK 12 DRAFT PLAN OF VACANT LAND CONDOMINIUM	TA	JANUARY 24, 2024	1:750	2209-DP12	0