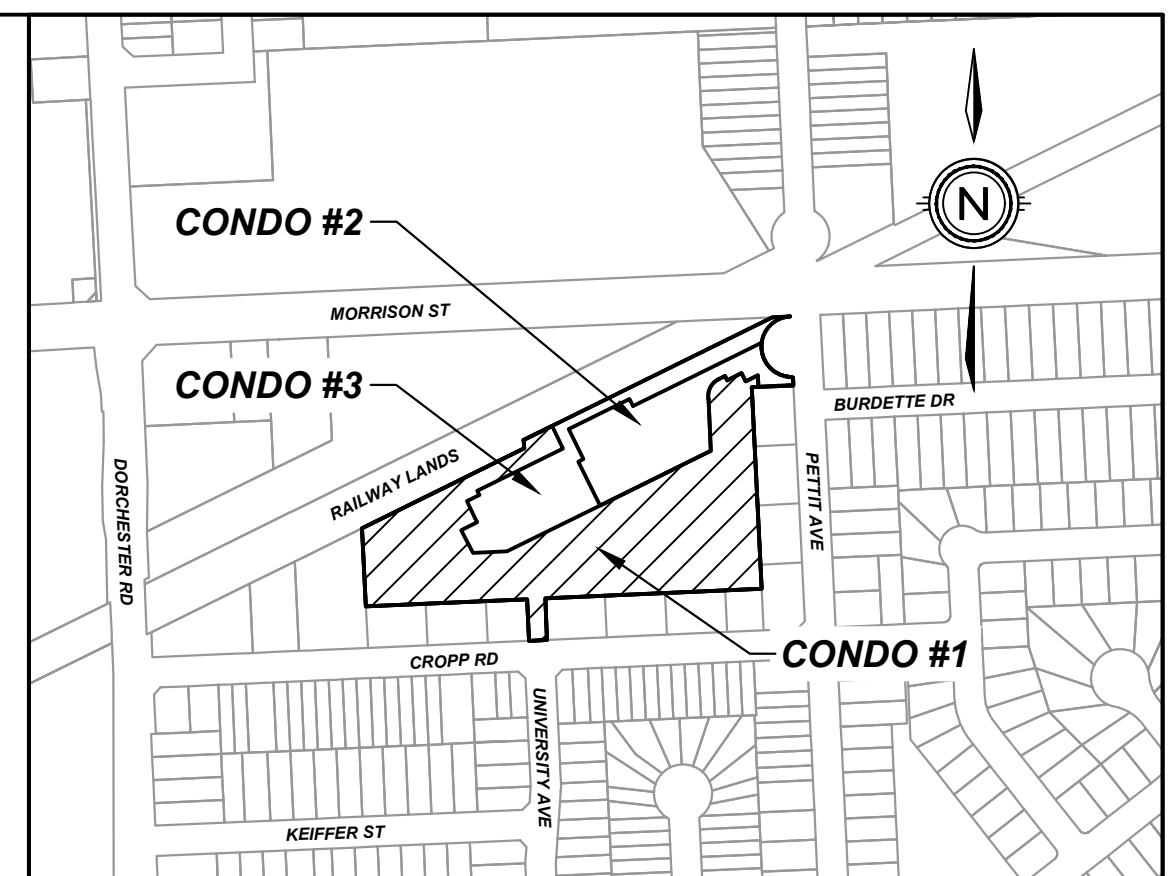
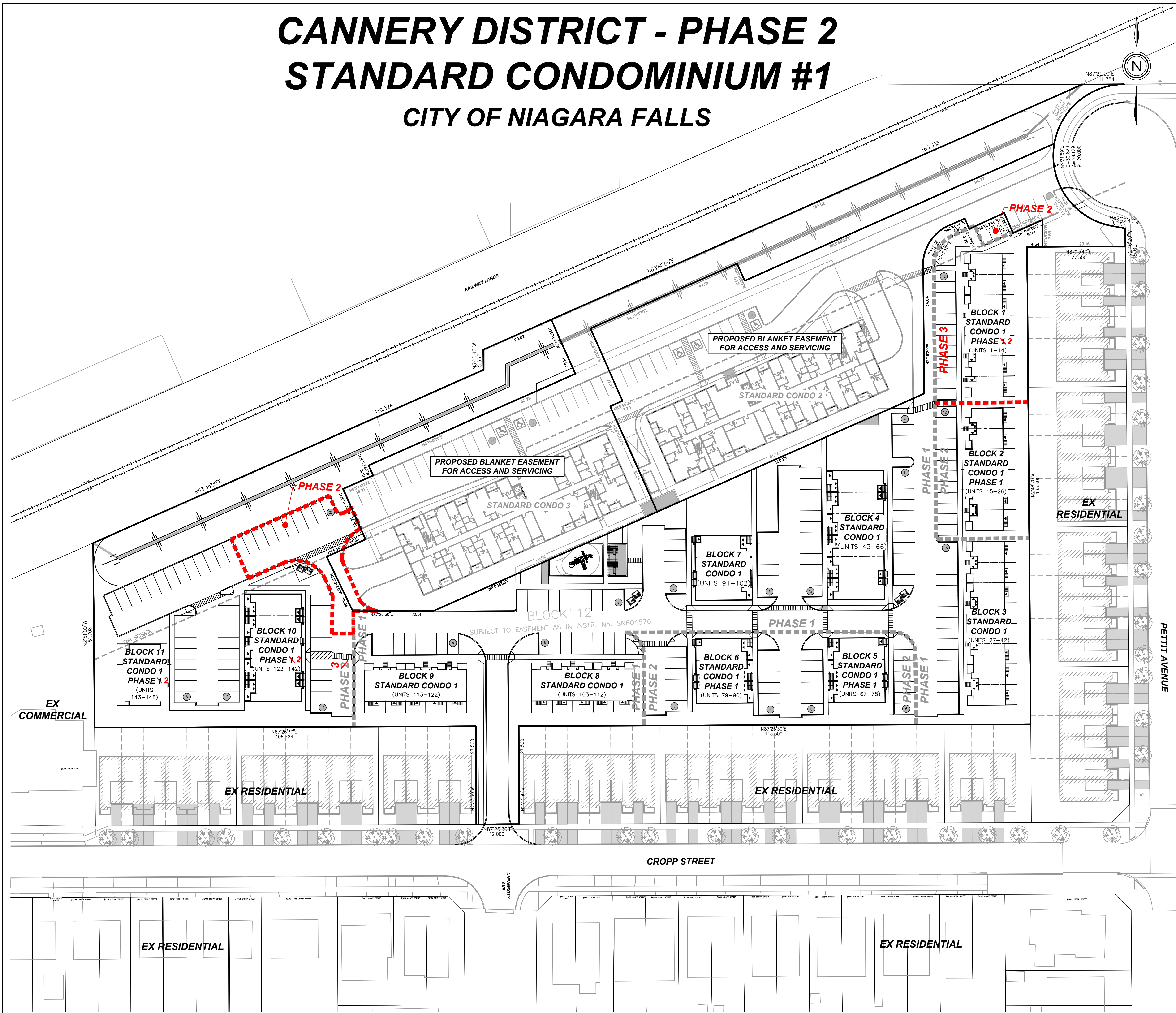


# CANNERY DISTRICT - PHASE 2 STANDARD CONDOMINIUM #1 CITY OF NIAGARA FALLS



**KEY PLAN**  
N.T.S.

**DRAFT PLAN OF STANDARD CONDOMINIUM**

**LEGAL DESCRIPTION**

BLOCK 12, REGISTERED PLAN 59M-474  
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 CONDOMINIUM TO THE CITY OF NIAGARA FALLS FOR APPROVAL.

*[Signature]* OCTOBER 21, 2021  
WINZEN NIAGARA HOMES LIMITED DATE

**SURVEYOR'S CERTIFICATE**

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

*[Signature]* OCT. 25, 2021  
J.D. BARNES LTD. DATE

**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 - CONDO #1**

|  | Ha           | %            |
|--|--------------|--------------|
| BUILDINGS  | 0.397        | 20.36        |
| DRIVEWAY/PARKING   | 0.726        | 37.23        |
| LANDSCAPING/OPEN SPACE   | 0.827        | 42.41        |
| <b>TOTAL</b>   | <b>1.950</b> | <b>100.0</b> |
| UNITS  |              | 148          |
| DEVELOPABLE AREA =   | 1.950 ha.    |              |
| DEVELOPABLE DENSITY =  | 75.90u/Ha    |              |
| PARKING REQUIRED (1.17 per residential stacked & back to back) |              | 173.16       |
| PARKING PROVIDED   |              | 183 spaces   |

| NO. | DESCRIPTION                  | DATE       | BY   |
|-----|------------------------------|------------|------|
| 2   | ADDED PHASING LINES          | 2024-01-26 | M.K. |
| 1   | ADDED PHASING LINE           | 2022-05-04 | M.K. |
| 0   | ISSUED FOR DRAFT APPLICATION | 2021-10-21 | M.K. |
| #   | REVISION                     | DATE       | INIT |



|  |          |                  |
|--|----------|------------------|
| DRAWING TITLE  | DRAFTING | M.C./M.K.        |
| <b>DRAFT PLAN OF STANDARD CONDOMINIUM (CONDOMINIUM #1)</b> | DATE     | AUGUST 6, 2021   |
|  | PRINTED  | JANUARY 26, 2024 |
|  | SCALE    | 1:500            |
|  | DWG No.  | 1768-DP          |
|  | REV      | 2                |