



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)-THIS IS A PROPOSED RESIDENTIAL DEVELOPMENT OF 30 TOWNHOUSE UNITS
- (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)-AS SHOWN ON DRAFT PLAN

LAND USE ANALYSIS	
LOT AREA	14,852 sq.m
BUILDING AREA (INCLUDING DECKS)	6178 sq.m
BUILDING COVERAGE	31.2%
NUMBER OF UNITS	30
PARKING	60 DRIVEWAY SPACES 38 VISITOR SPACES 98 TOTAL SPACES

5881 DUNN STREET
 BEING A DRAFT PLAN OF VACANT LAND CONDOMINIUM OF PART OF BLOCK 41
 PLAN 1
 CITY OF NIAGARA FALLS
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 : 300
 J. D. BARNES LIMITED

OWNER'S CERTIFICATE
 I HEREBY AUTHORIZE J. D. BARNES LIMITED TO SUBMIT THIS PLAN TO THE CITY OF NIAGARA FALLS FOR THEIR APPROVAL.
 APRIL 15, 2024
 DATE
 AUTHORIZED SIGNATURE
 1984351 ONTARIO LTD.

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.
 NOVEMBER 28, 2023
 DATE
 ALLAN J. KEYWOOD
 ONTARIO LAND SURVEYOR

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

DRAWN BY: JN CHECKED BY: AM DATE: 19-16-049-02 REFERENCE NO.:
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