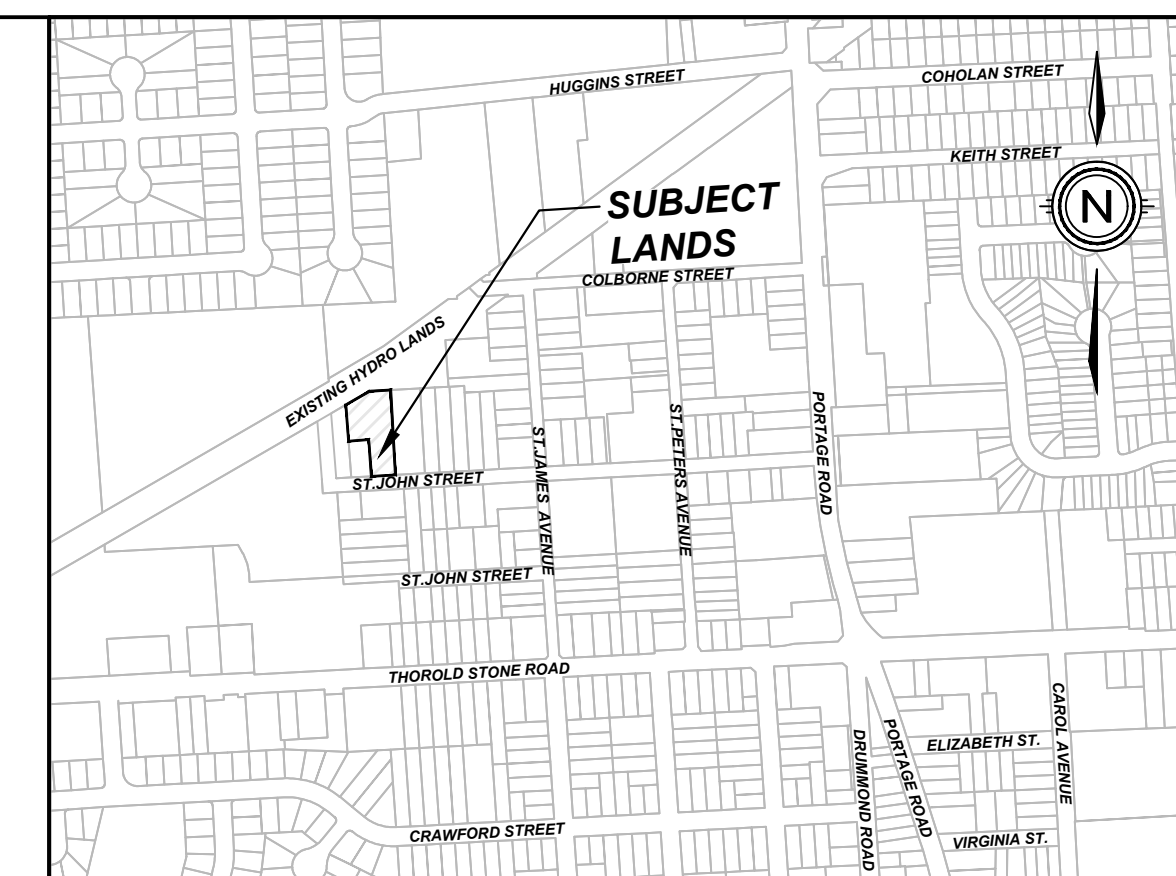
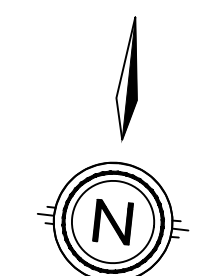
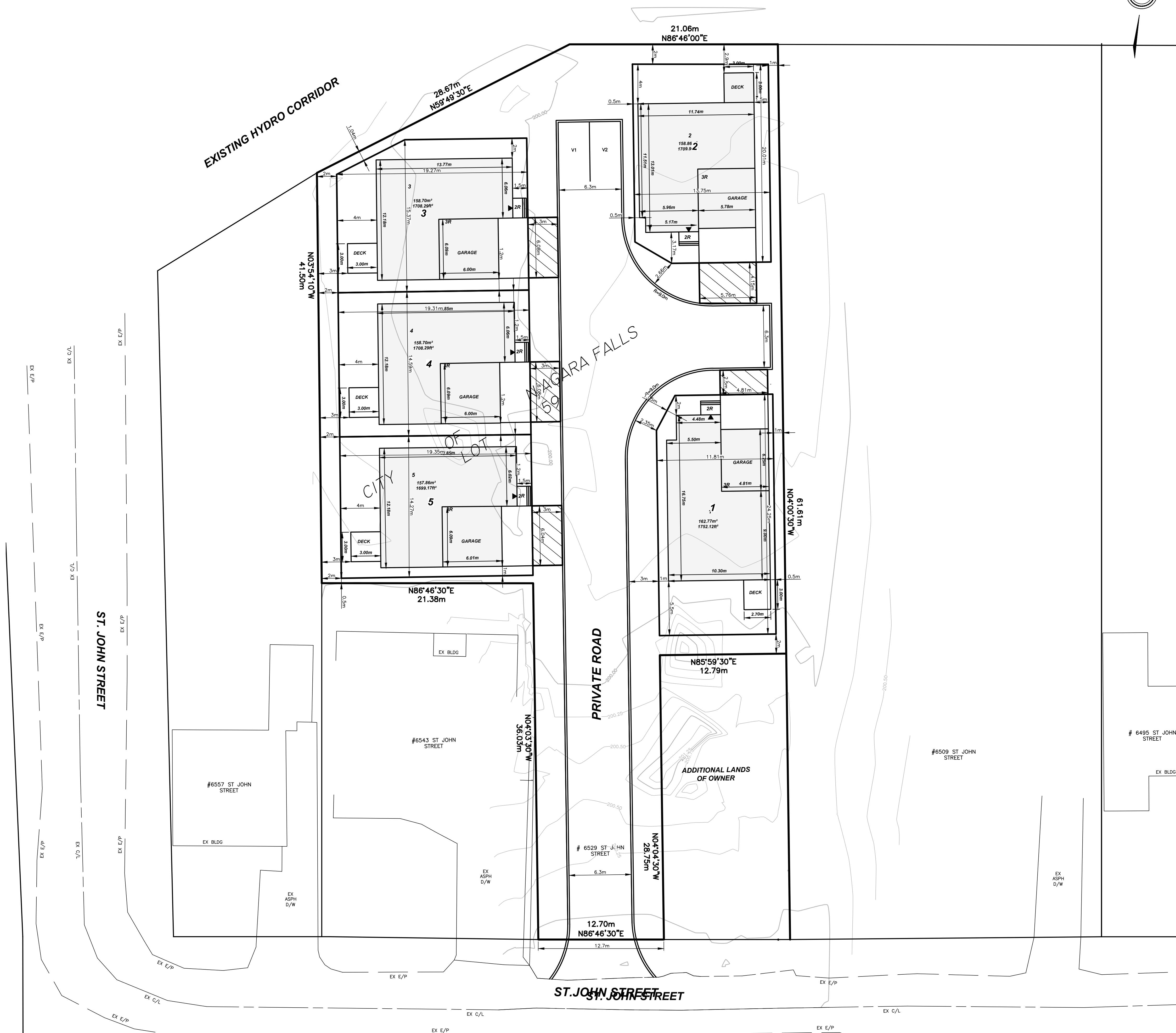


UNIT	UNIT AREA (m ²)	EXCLUSIVE USE AREA-DRIVEWAYS (m ²)
1	282.7689	12.00
2	271.85	23.74
3	284.48	18.25
4	281.93	18.28
5	276.12	18.16
TOTAL	1397.14	90.42
TOTAL UNIT AREA	1397.14m ²	
TOTAL EXCLUSIVE USE (DRIVEWAY AREA)	90.42m ²	
TOTAL COMMON ELEMENT AREA	1487.56m ²	

6529 ST. JOHN STREET

CITY OF NIAGARA FALLS



KEY PLAN
SCALE 1: NTS

DRAFT PLAN OF VACANT LAND CONDO

LEGAL DESCRIPTION

PT LT 59 PL 5,
PART 1 ON 59-16551, STAMFORD,
NIAGARA FALLS
PT LT 59 PL 5 AS IN STAMFORD AS IN
R0117039; CITY OF NIAGARA FALLS

OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY
AUTHORIZE UPPER CANADA CONSULTANTS TO
PREPARE AND SUBMIT THIS DRAFT PLAN OF
SUBDIVISION TO THE CITY OF NIAGARA FALLS
FOR APPROVAL.

FEBRUARY 22, 2023
5009984 ONTARIO INC. DATE

SURVEYOR'S CERTIFICATE

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

FEBRUARY 22, 2023
DON CHAMBERS, B. Sc., O.L.S. DATE

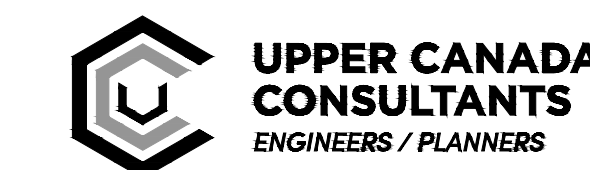
REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

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

SITE STATISTICS - CONDOMINIUM

AREA	ha	% COVERAGE
BUILDING COVERAGE	0.0797	27.17
ROAD/PARKING/DRIVEWAY	0.0688	23.46
LANDSCAPING	0.1448	49.37
TOTAL	0.2933	100.00
PROPERTY FRONTAGE	12.71m	
UNITS	5	
DEVELOPABLE AREA	0.2933 ha	
DENSITY	17.04 units/ha	
PARKING SPACES - REQUIRED	10	
PARKING SPACES - PROVIDED	20+2(VISITOR)=22	

#	ISSUED FOR REVIEW	REVISION	DATE	ZC
0				ZC
#				ZC



DRAWING TITLE	DRAFTING	ZC
DRAFT PLAN OF VACANT LAND CONDO	DATE	FEBRUARY 27, 2023
	PRINTED	FEBRUARY 27, 2023
	SCALE	1:200
	DWG No.	22119-DP
	REV	0