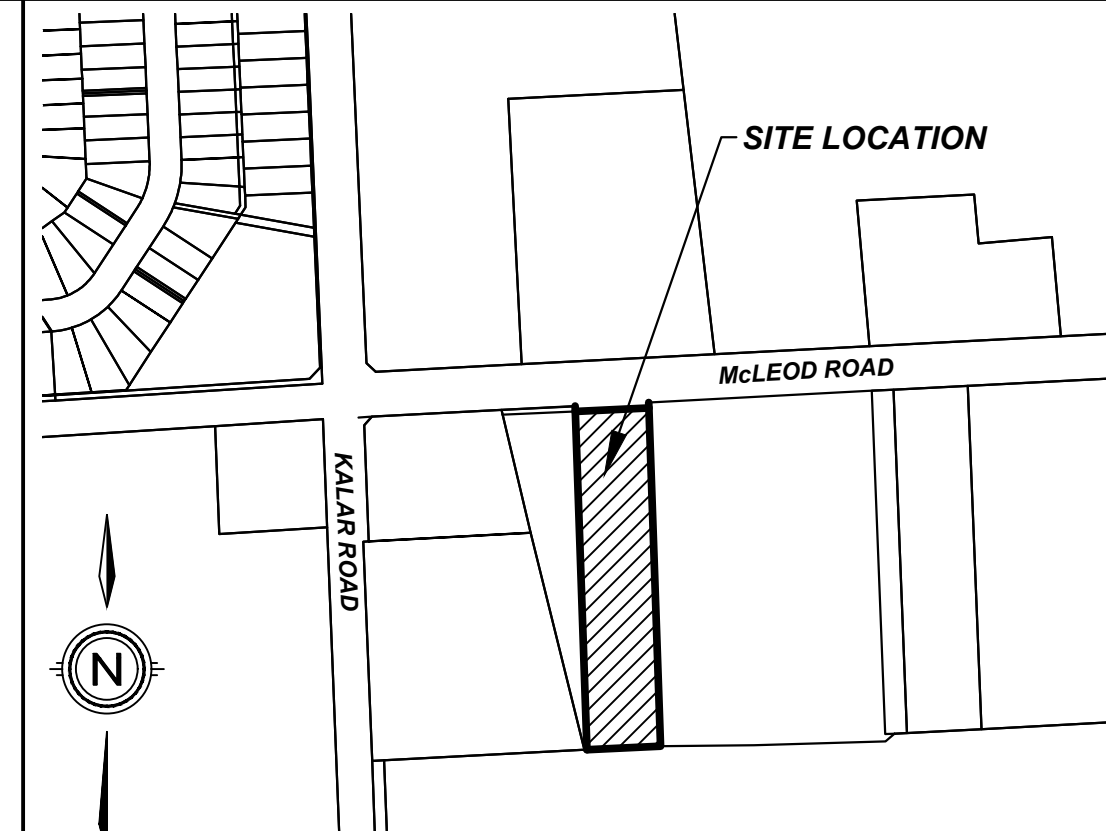
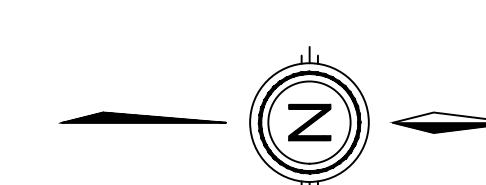
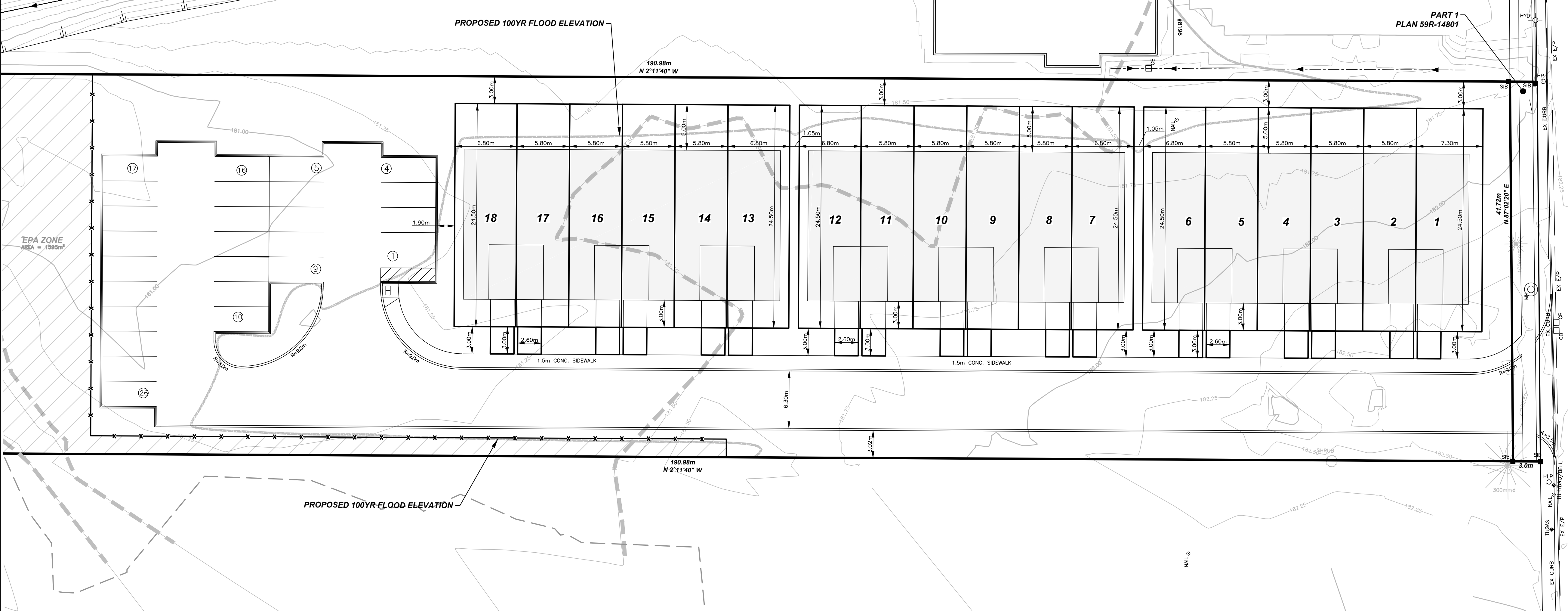
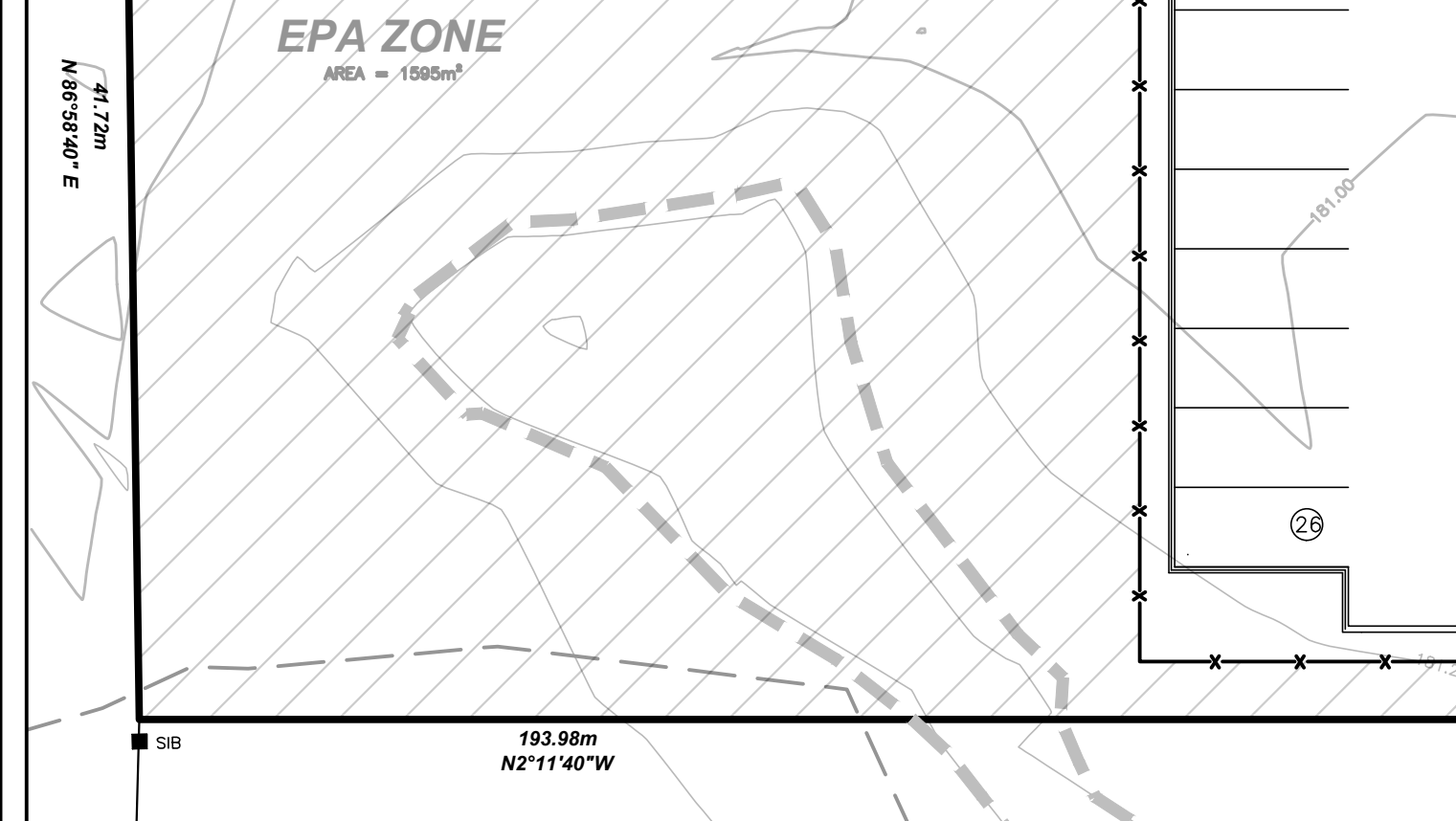


UNIT #	USE AREA	AREA
1	LOT AREA	178.86m ²
	EXCLUSIVE USE AREA - DRIVEWAY	7.80m ²
2	LOT AREA	142.11m ²
	EXCLUSIVE USE AREA - DRIVEWAY	7.80m ²
3	LOT AREA	142.11m ²
	EXCLUSIVE USE AREA - DRIVEWAY	7.80m ²
4	LOT AREA	142.11m ²
	EXCLUSIVE USE AREA - DRIVEWAY	7.80m ²
5	LOT AREA	142.11m ²
	EXCLUSIVE USE AREA - DRIVEWAY	7.80m ²
6	LOT AREA	178.86m ²
	EXCLUSIVE USE AREA - DRIVEWAY	7.80m ²
7	LOT AREA	178.86m ²
	EXCLUSIVE USE AREA - DRIVEWAY	7.80m ²
8	LOT AREA	142.11m ²
	EXCLUSIVE USE AREA - DRIVEWAY	7.80m ²
9	LOT AREA	142.11m ²
	EXCLUSIVE USE AREA - DRIVEWAY	7.80m ²
10	LOT AREA	142.11m ²
	EXCLUSIVE USE AREA - DRIVEWAY	7.80m ²
11	LOT AREA	142.11m ²
	EXCLUSIVE USE AREA - DRIVEWAY	7.80m ²
12	LOT AREA	178.86m ²
	EXCLUSIVE USE AREA - DRIVEWAY	7.80m ²
13	LOT AREA	178.86m ²
	EXCLUSIVE USE AREA - DRIVEWAY	7.80m ²
14	LOT AREA	142.11m ²
	EXCLUSIVE USE AREA - DRIVEWAY	7.80m ²
15	LOT AREA	142.11m ²
	EXCLUSIVE USE AREA - DRIVEWAY	7.80m ²
16	LOT AREA	142.11m ²
	EXCLUSIVE USE AREA - DRIVEWAY	7.80m ²
17	LOT AREA	142.11m ²
	EXCLUSIVE USE AREA - DRIVEWAY	7.80m ²
18	LOT AREA	178.86m ²
	EXCLUSIVE USE AREA - DRIVEWAY	7.80m ²
TOTAL LOT AREA		2778.48m ²
EXCLUSIVE USE AREA - DRIVEWAY		140.40m ²
COMMON ELEMENT		3576.12m ²
EPA LANDS		1595.00m ²
TOTAL AREA		8090.00m ²



KEY PLAN
N.T.S.

DRAFT PLAN OF CONDOMINIUM

LEGAL DESCRIPTION

PART OF TOWNSHIP LOT 179
GEOGRAPHIC TOWNSHIP OF STAMFORD
NOW 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
CONDOMINIUM TO THE CITY OF NIAGARA FALLS
FOR APPROVAL.

Amant
LOTUS LAND DEVELOPMENT CORP. (AMAN GANDHI) DATE
FEBRUARY 29, 2024

SURVEYOR'S CERTIFICATE

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

Alfred J. DeLeon Feb 29, 2024
SURVEYOR'S NAME DATE
22-16-133

**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

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
TOWNHOUSES/ACCESSORY DWELLING UNIT	18	18	0.172	21.27
PARKING LOT AND ROAD			0.173	21.39
DRIVEWAY			0.03	3.72
EPA LANDS			0.15	3.72
LANDSCAPE			0.27	51.93
3.0m ROAD WIDENING			0.012	1.48
TOTAL		18	0.809	100.00

DEVELOPABLE AREA = 0.647ha
EPA AREA (NON DEVELOPABLE) = 0.15ha
DEVELOPABLE DENSITY = 27.82 units/ha (NOT INCLUDING ACCESSORY DWELLING UNIT)

#	ISSUED FOR APPROVAL	DATE	INIT
0	ISSUED FOR APPROVAL	2024-03-01	TA
#	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	M.C.
DRAFT PLAN OF CONDOMINIUM	DATE	MARCH 1, 2024
	PRINTED	MARCH 1, 2024
	SCALE	1:250
	DWG No.	2032-DP
	REV	0