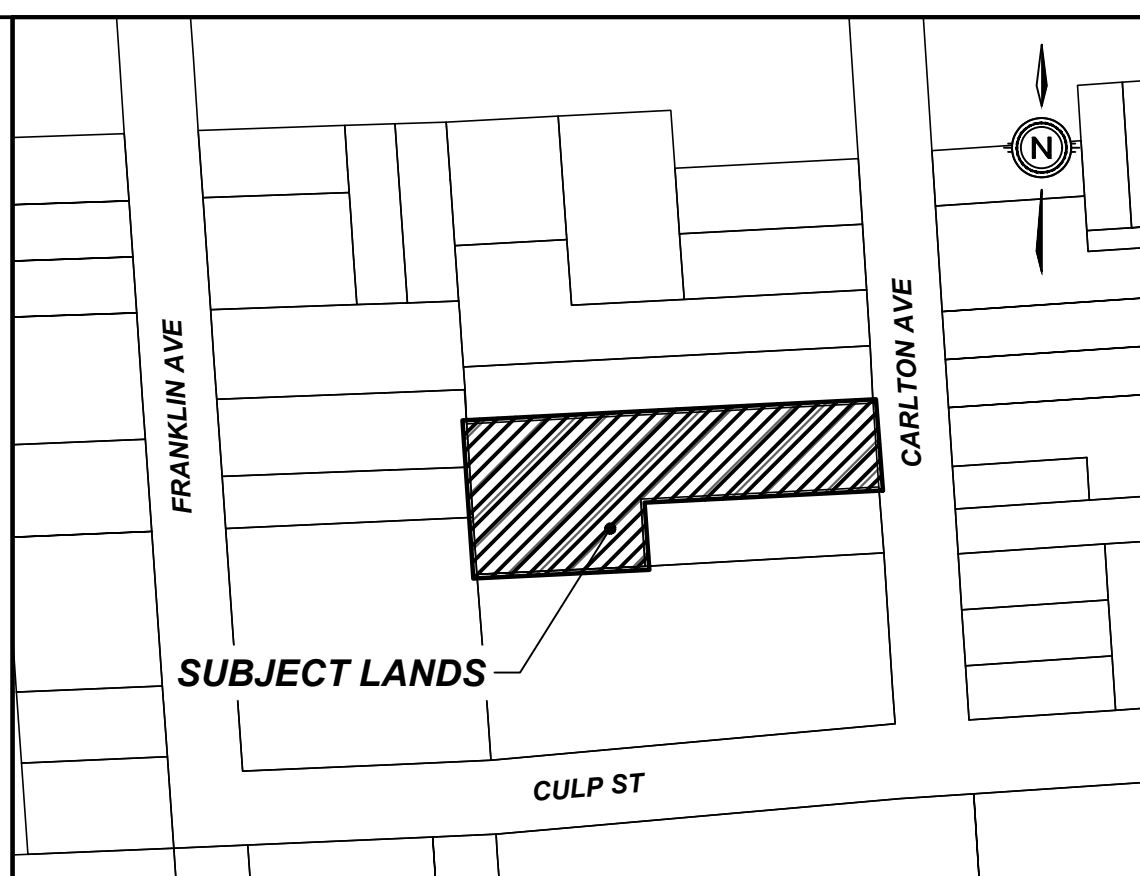
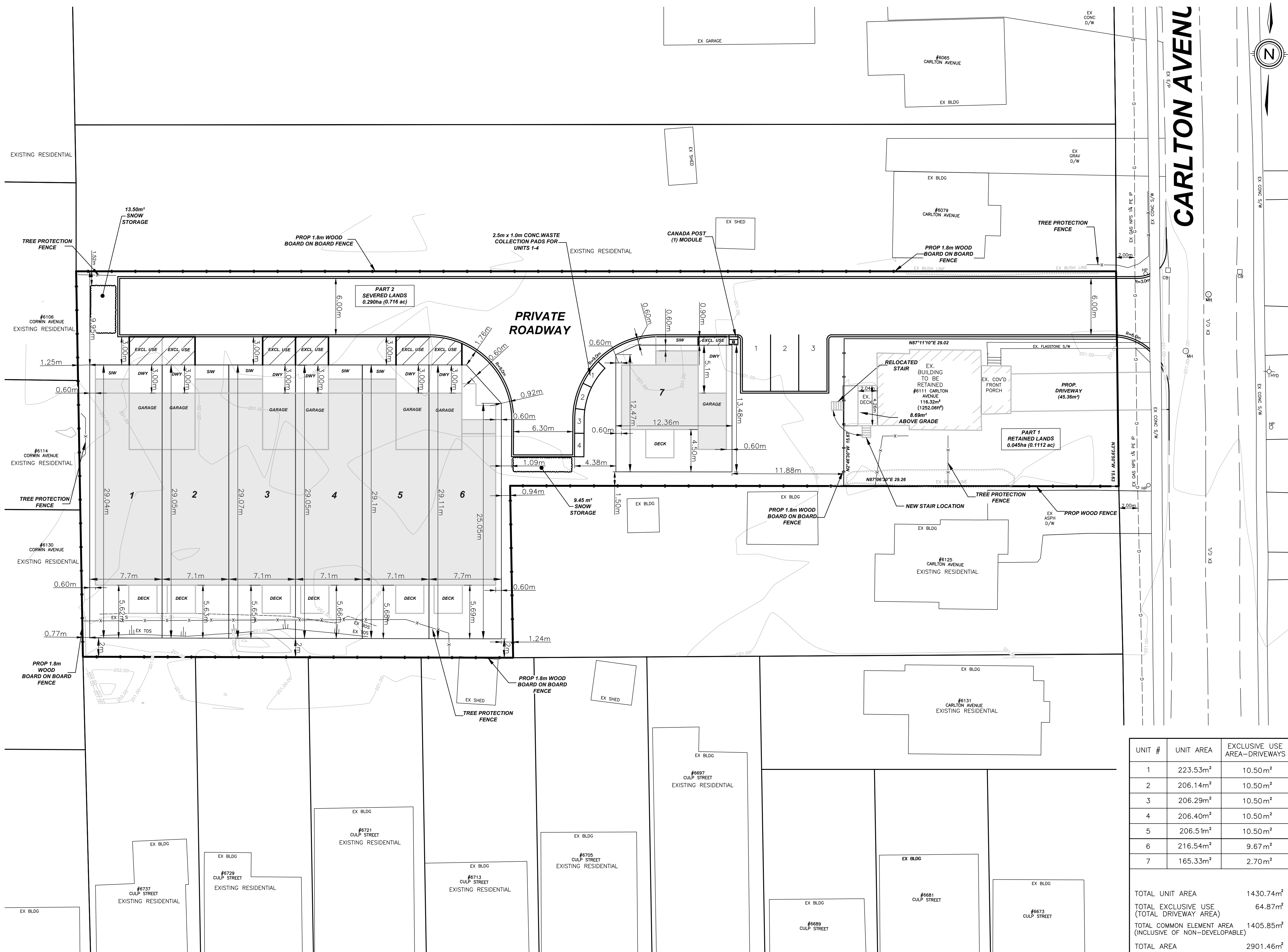


# 6111 CARLTON AVENUE

## CITY OF NIAGARA FALLS



### KEY PLAN

N.T.S.

### DRAFT PLAN OF VACANT LAND CONDOMINIUM

**LEGAL DESCRIPTION**

PART OF LOTS 12 & 13, REGISTERED PLAN No. 49;  
PLAN 59R-8795  
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 SUBDIVISION TO THE CITY OF  
NIAGARA FALLS FOR APPROVAL.

*[Signature]*  
OWNER  
OCT. 12, 2022  
DATE

**SURVEYOR'S CERTIFICATE**

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


BRENT LAROCQUE, B.Sc., OLS, OLIP  
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) RESIDENTIAL | h) MUNICIPAL WATER | l) SEE PLAN     |

SITE STATISTICS (PART 2)		
AREA	Ha.	% COVERAGE
BUILDING	0.0967	33.33%
ROAD/DRIVEWAY/PARKING	0.0998	34.40%
LANDSCAPING	0.0936	32.26%
TOTAL	0.290	100.00
UNITS		7
DEVELOPABLE AREA		0.290Ha.
DENSITY (UNITS/DEVELOPABLE AREA)		24.14u/Ha.
MIN. PARKING REQUIRED:	1.4 PER TOWNHOUSE UNIT 1 PER DETACHED DWELLING UNIT	= 10 SPACES
PARKING SPACES PROVIDED TOTAL:		10
	DRIVEWAY = 7 VISITOR = 3	

1	REVIEWED FOR CITY COMMENTS	2025-04-28	AM
0	ISSUED FOR APPLICATION	2024-05-31	NA
#	REVISION	DATE	INIT

 <b>UPPER CANADA CONSULTANTS</b> ENGINEERS / PLANNERS		DRAWING TITLE	DRAFTING	JO/MK/NA
<b>DRAFT PLAN OF VACANT LAND CONDOMINIUM</b>		DATE	APRIL 28, 2025	
		PRINTED	APRIL 28, 2025	
		SCALE	1:200	
		DWG No.	2293-DP	REV
				0