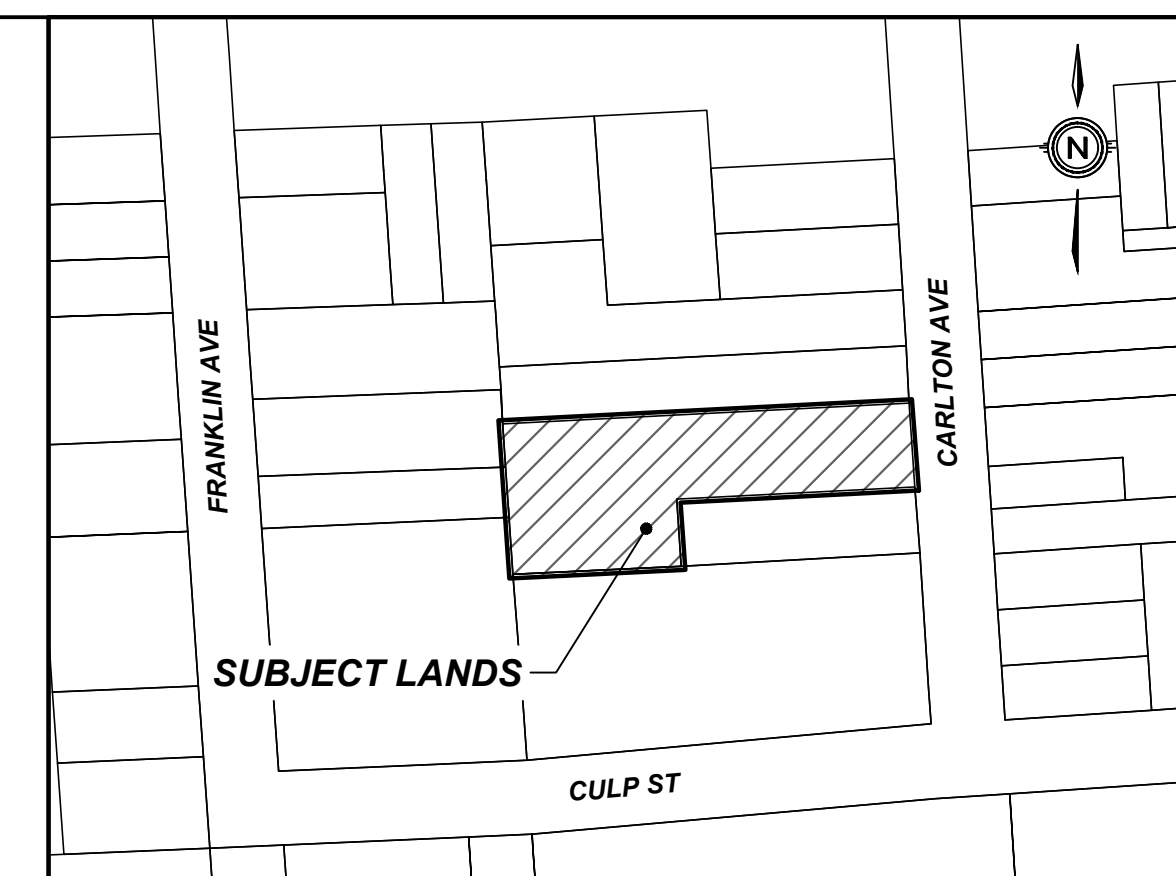
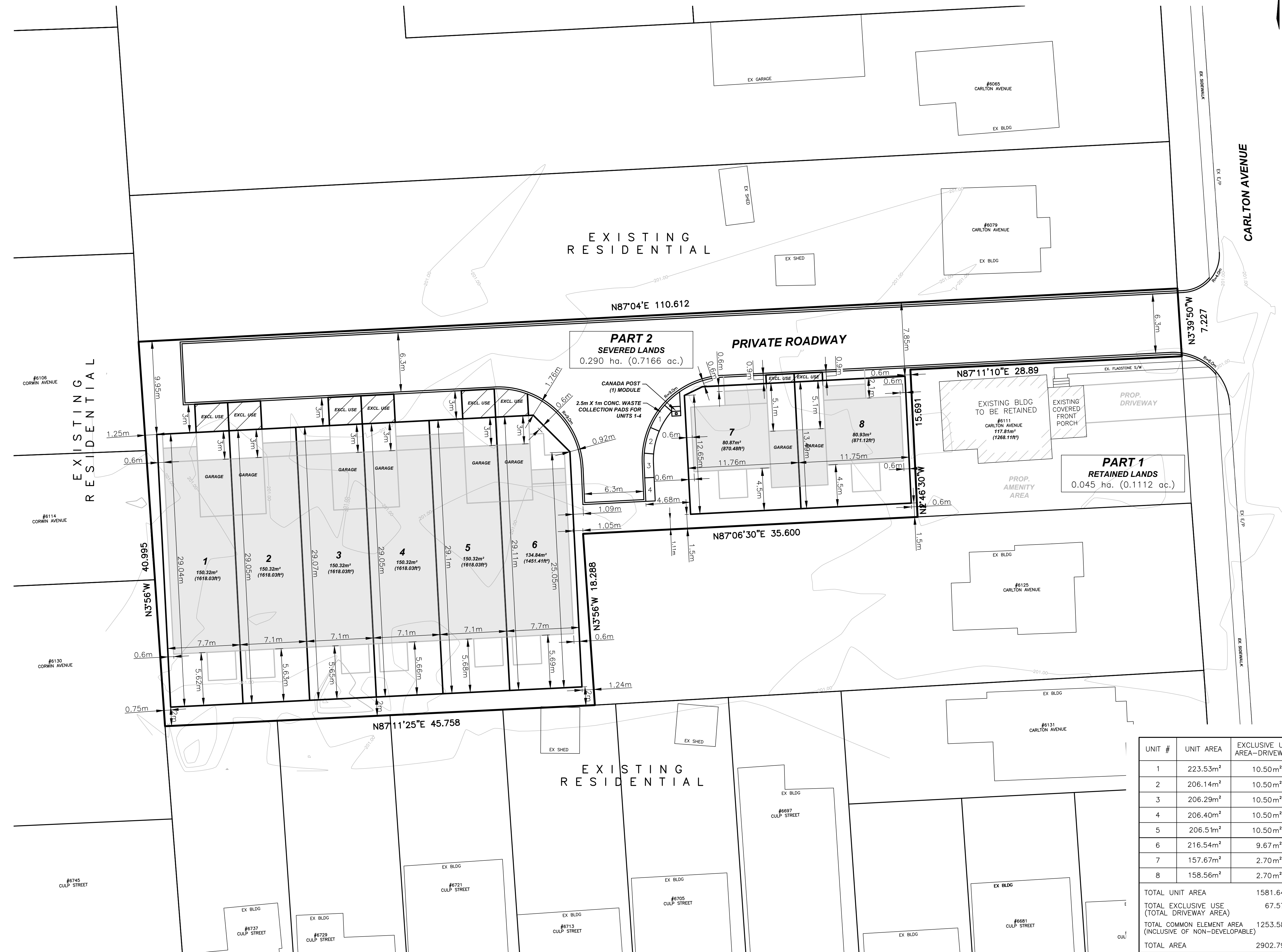
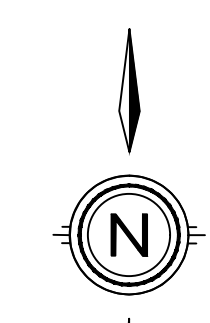


6111 CARLTON AVENUE

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.

Autograph of Registered Owner

OCT. 12, 2022

OWNER _____ DATE _____

SURVEYOR'S CERTIFICATE

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

Signature of Surveyor

JUNE 12, 2024

BRENT LAROCQUE, B.Sc., OLS, OLP _____ DATE _____

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

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

SITE STATISTICS (PART 2)

AREA	Ha.	% COVERAGE
BUILDING	0.105	36.21
ROAD/DRIVEWAY/PARKING	0.099	34.14
LANDSCAPING	0.086	29.66
TOTAL	0.290	100.00

UNITS	8
DEVELOPABLE AREA	0.290Ha.
DENSITY (UNITS/DEVELOPABLE AREA)	27.59u/Ha.
MIN. PARKING REQUIRED:	1.4 PER TOWNHOUSE UNIT 1 PER SEMI-DETACHED UNIT = 11 SPACES
PARKING SPACES PROVIDED TOTAL:	8 DRIVEWAY = 8 VISITOR = 0

UNIT #	UNIT AREA	EXCLUSIVE USE AREA-DRIVEWAYS
1	223.53m ²	10.50m ²
2	206.14m ²	10.50m ²
3	206.29m ²	10.50m ²
4	206.40m ²	10.50m ²
5	206.51m ²	10.50m ²
6	216.54m ²	9.67m ²
7	157.67m ²	2.70m ²
8	158.56m ²	2.70m ²
TOTAL UNIT AREA	1581.64m²	
TOTAL EXCLUSIVE USE (TOTAL DRIVEWAY AREA)	67.57m²	
TOTAL COMMON ELEMENT AREA (INCLUSIVE OF NON-DEVELOPABLE)	1253.58m²	
TOTAL AREA	2902.79m²	

#	ISSUED FOR APPLICATION	2024-05-31	NA
#	REVISION	DATE	INIT
0	ISSUED FOR APPLICATION	2024-05-31	NA



DRAWING TITLE	DRAFTING	JO/MK/NA
DRAFT PLAN OF VACANT LAND CONDOMINIUM	DATE	SEPTEMBER 29, 2023
	PRINTED	MAY 31, 2024
	SCALE	1:200
	DWG No.	2293-DP
	REV	0