

4336 WILLICK ROAD
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
VACANT LAND CONDOMINIUM TO THE CITY OF
NIAGARA FALLS FOR APPROVAL.

13071189 CANADA INC.

DATE

SURVEYOR'S CERTIFICATE

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

SURVEYOR'S NAME

DATE

SITE LOCATION

KEY PLAN

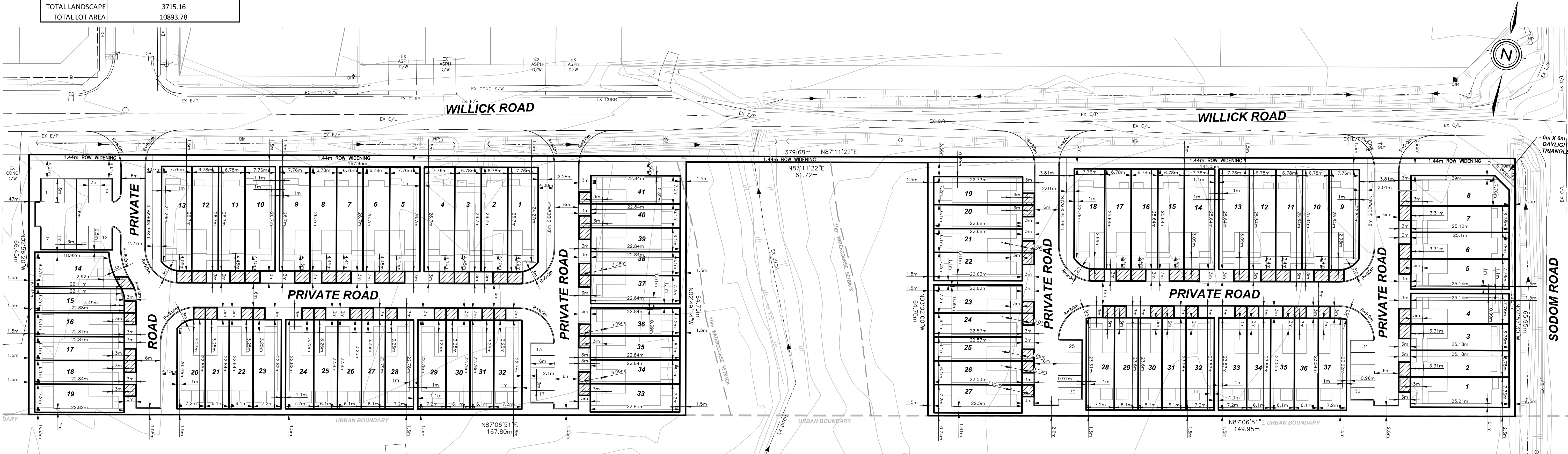
N.T.S.

LEGAL DESCRIPTION

LOT #
MUNICIPALITY
REGION

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) SEE PLAN
j) SEE PLAN
k) FULL SERVICE
l) SEE PLAN



SITE STATISTICS-BLOCK 1

AREA	ha	% COVERAGE
BUILDING	0.458	42.08
DRIVEWAY	0.270	24.79
LANDSCAPING	0.361	33.15
TOTAL	1.089	100.00

SITE STATISTICS - OVERALL

AREA	ha	% COVERAGE
BUILDING	0.870	41.17
DRIVEWAY	0.494	23.38
ROW WIDENING/DAYLIGHT	0.057	2.77
LANDSCAPING	0.692	32.75
TOTAL	2.113	100.00

SITE STATISTICS-BLOCK 2

AREA	ha	% COVERAGE
BUILDING	0.424	43.84
DRIVEWAY	0.226	23.37
LANDSCAPING	0.317	32.79
TOTAL	0.967	100.00

NOTES:

- THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING

TA

DESIGN

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CHECKED BY

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APPROVED BY

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4336 WILLIK ROAD
NIAGARA FALLS

DRAFT PLAN

CONSULTANT FILE No. 24002

DATE 2025-11-05

PRINTED 2025-11-07

SCALE 1:500 m

REF No. 24002

DWG No. 24002-DP

REV 0