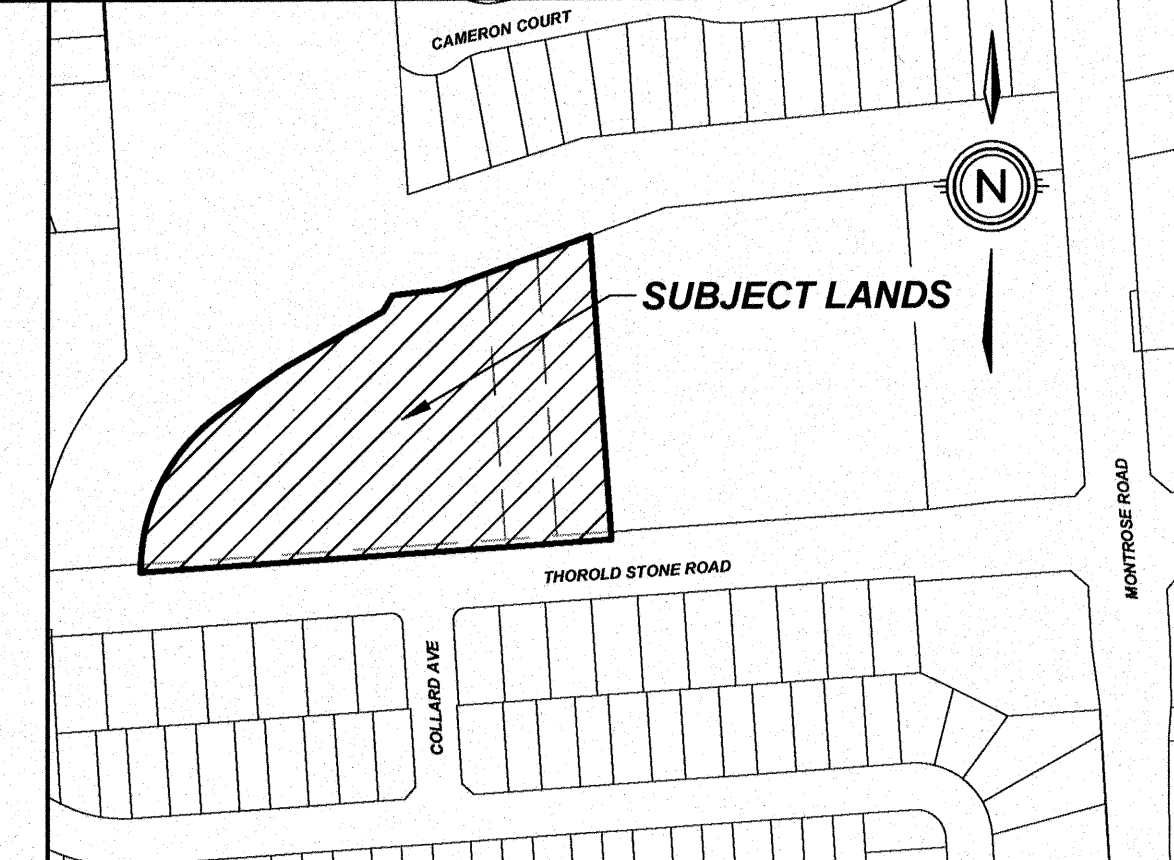
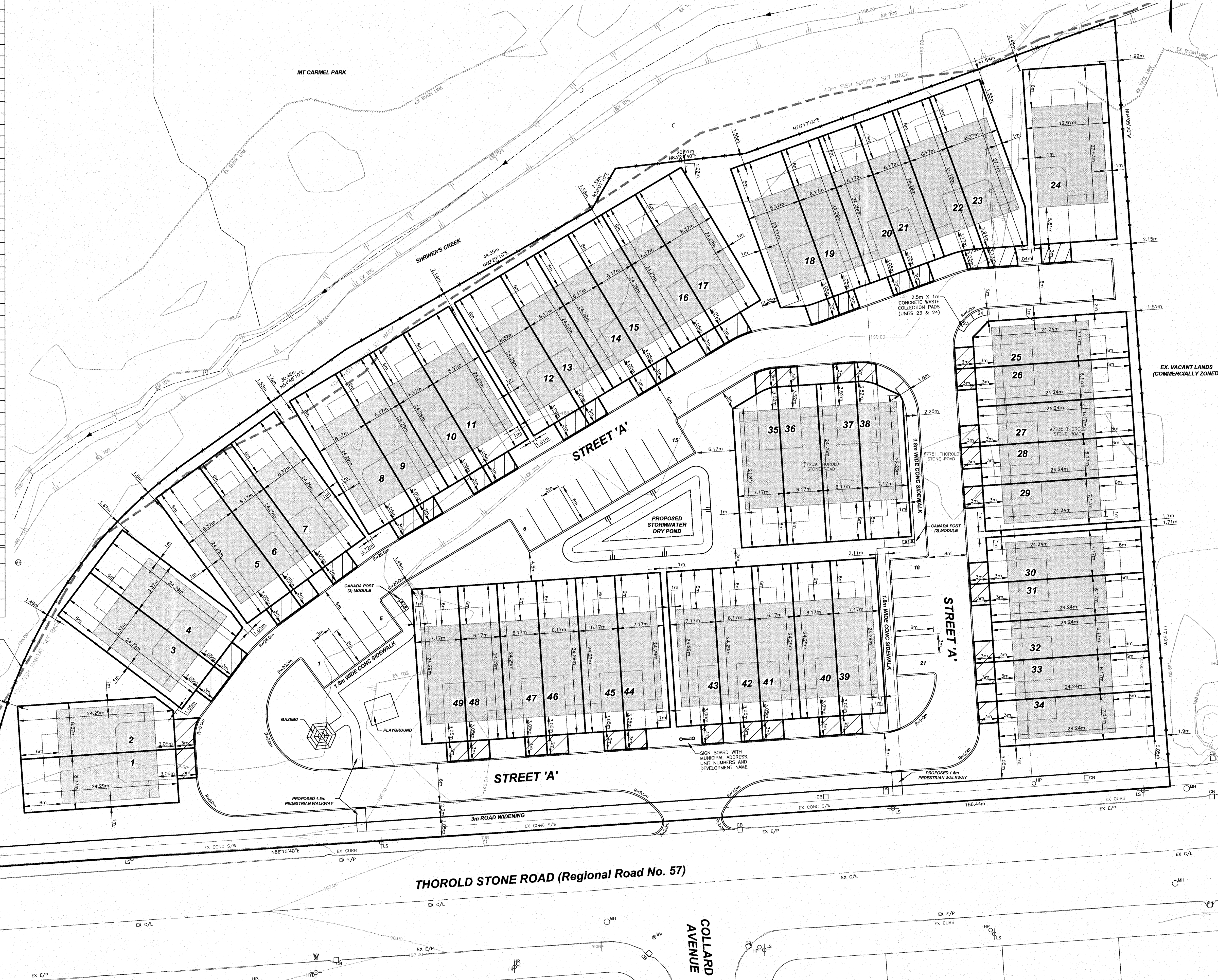


# THOROWEST VILLAGE

## CITY OF NIAGARA FALLS

| UNIT #                              | LOT AREA (m <sup>2</sup> ) | EXCLUSIVE USE AREA - DRIVEWAYS (m <sup>2</sup> ) |
|-------------------------------------|----------------------------|--------------------------------------------------|
| 1                                   | 203.21                     | 14.01                                            |
| 2                                   | 200.24                     | 15.16                                            |
| 3                                   | 203.21                     | 14.01                                            |
| 4                                   | 202.02                     | 14.02                                            |
| 5                                   | 203.21                     | 14.01                                            |
| 6                                   | 149.87                     | 10.05                                            |
| 7                                   | 203.34                     | 14.01                                            |
| 8                                   | 203.21                     | 14.01                                            |
| 9                                   | 149.87                     | 10.05                                            |
| 10                                  | 149.87                     | 10.05                                            |
| 11                                  | 203.34                     | 14.01                                            |
| 12                                  | 203.21                     | 14.01                                            |
| 13                                  | 149.87                     | 10.05                                            |
| 14                                  | 149.91                     | 10.05                                            |
| 15                                  | 149.83                     | 10.05                                            |
| 16                                  | 149.87                     | 10.05                                            |
| 17                                  | 203.34                     | 14.59                                            |
| 18                                  | 200.86                     | 14.03                                            |
| 19                                  | 149.85                     | 10.05                                            |
| 20                                  | 149.92                     | 10.04                                            |
| 21                                  | 149.84                     | 10.06                                            |
| 22                                  | 151.49                     | 10.27                                            |
| 23                                  | 215.49                     | 14.14                                            |
| 24                                  | 357.09                     | 14.01                                            |
| 25                                  | 170.75                     | 10.05                                            |
| 26                                  | 149.56                     | 10.05                                            |
| 27                                  | 149.56                     | 10.05                                            |
| 28                                  | 149.56                     | 10.05                                            |
| 29                                  | 173.80                     | 10.05                                            |
| 30                                  | 173.80                     | 10.05                                            |
| 31                                  | 149.56                     | 10.05                                            |
| 32                                  | 149.56                     | 10.05                                            |
| 33                                  | 149.56                     | 10.05                                            |
| 34                                  | 173.80                     | 10.05                                            |
| 35                                  | 169.02                     | 10.43                                            |
| 36                                  | 152.79                     | 10.05                                            |
| 37                                  | 152.79                     | 10.05                                            |
| 38                                  | 170.33                     | 10.26                                            |
| 39                                  | 174.16                     | 10.05                                            |
| 40                                  | 149.87                     | 10.05                                            |
| 41                                  | 149.87                     | 10.05                                            |
| 42                                  | 149.87                     | 10.05                                            |
| 43                                  | 174.16                     | 10.05                                            |
| 44                                  | 174.16                     | 10.05                                            |
| 45                                  | 149.87                     | 10.05                                            |
| 46                                  | 149.87                     | 10.05                                            |
| 47                                  | 149.87                     | 10.05                                            |
| 48                                  | 149.87                     | 10.05                                            |
| 49                                  | 174.16                     | 10.05                                            |
| TOTAL                               | 8432.10                    | 546.63                                           |
| TOTAL LOT AREA                      | 8432.10                    |                                                  |
| TOTAL EXCLUSIVE USE (DRIVEWAY AREA) |                            | 546.63                                           |
| TOTAL COMMON ELEMENT AREA           |                            | 7025.69                                          |
| TOTAL SITE AREA                     |                            | 16004.43                                         |



### KEY PLAN

N.T.S.

### DRAFT PLAN OF VACANT LAND CONDOMINIUM

### LEGAL DESCRIPTION

7769, 7751, 7735 THOROLD STONE ROAD  
PART OF LOT 70, STAMFORD  
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 VACANT LAND CONDOMINIUM TO THE CITY OF NIAGARA FALLS FOR APPROVAL.

*[Signature]*  
THOROWEST CONSTRUCTION LTD. MARCH 2, 2023 DATE

### SURVEYOR'S CERTIFICATE

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

*[Signature]* March 2, 2023 DATE  
ALLAN J. HEYWOOD O.L.S.  
J.D. BARNES LIMITED 21-16-299

### REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

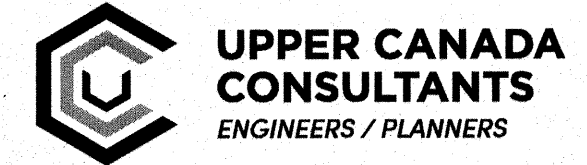
- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE PLAN
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) MUNICIPAL WATER
- i) HALDIMAND CLAY
- j) SEE PLAN
- k) FULL SERVICE
- l) SEE PLAN

### SITE STATISTICS

| AREA                  | Ha.   | % COVERAGE |
|-----------------------|-------|------------|
| BUILDING              | 0.491 | 30.67      |
| ROAD/DRIVEWAY/PARKING | 0.282 | 17.61      |
| LANDSCAPING           | 0.771 | 48.16      |
| 3.0m ROAD WIDENING    | 0.057 | 3.56       |
| TOTAL                 | 1.601 | 100.00     |

|                                              |            |
|----------------------------------------------|------------|
| UNITS                                        | 49         |
| DEVELOPABLE AREA                             | 1.544Ha.   |
| DENSITY (UNITS/DEVELOPABLE AREA)             | 31.74u/Ha. |
| PARKING REQUIRED TOTAL (1.4 SPACES PER UNIT) | 69         |
| PARKING SPACES PROVIDED TOTAL                | 77         |
| PARKING PROVIDED DRIVEWAY = 56               |            |
| PARKING PROVIDED VISITOR = 21                |            |

| ISSUED FOR APPROVAL | 2023-03-02 | M.K. |
|---------------------|------------|------|
| REVISION            | DATE       | INIT |



| DRAWING TITLE                         | DRAFTING | AV/MK         |
|---------------------------------------|----------|---------------|
| DRAFT PLAN OF VACANT LAND CONDOMINIUM | DATE     | APRIL 1, 2022 |
|                                       | PRINTED  | MARCH 2, 2023 |
|                                       | SCALE    | 1:300         |
|                                       | DWG No.  | 2169-DP       |
|                                       | REV      | 0             |