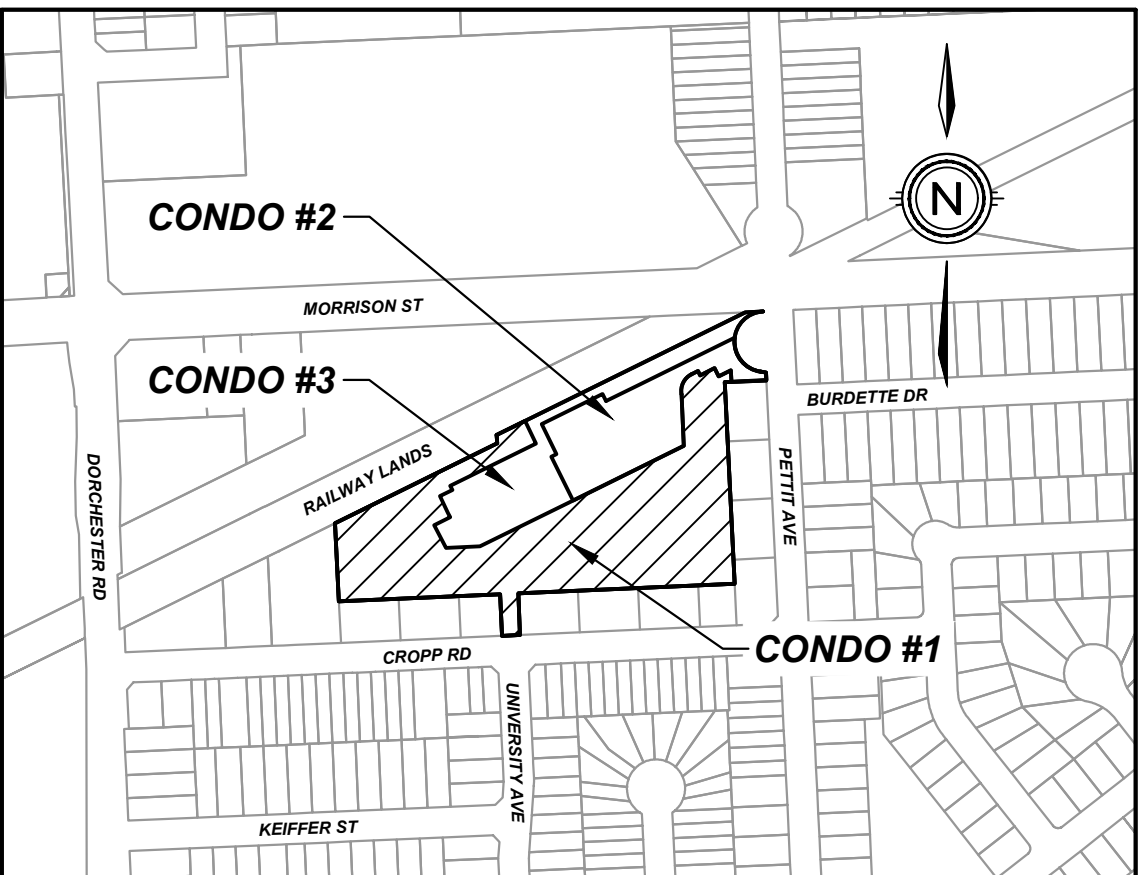
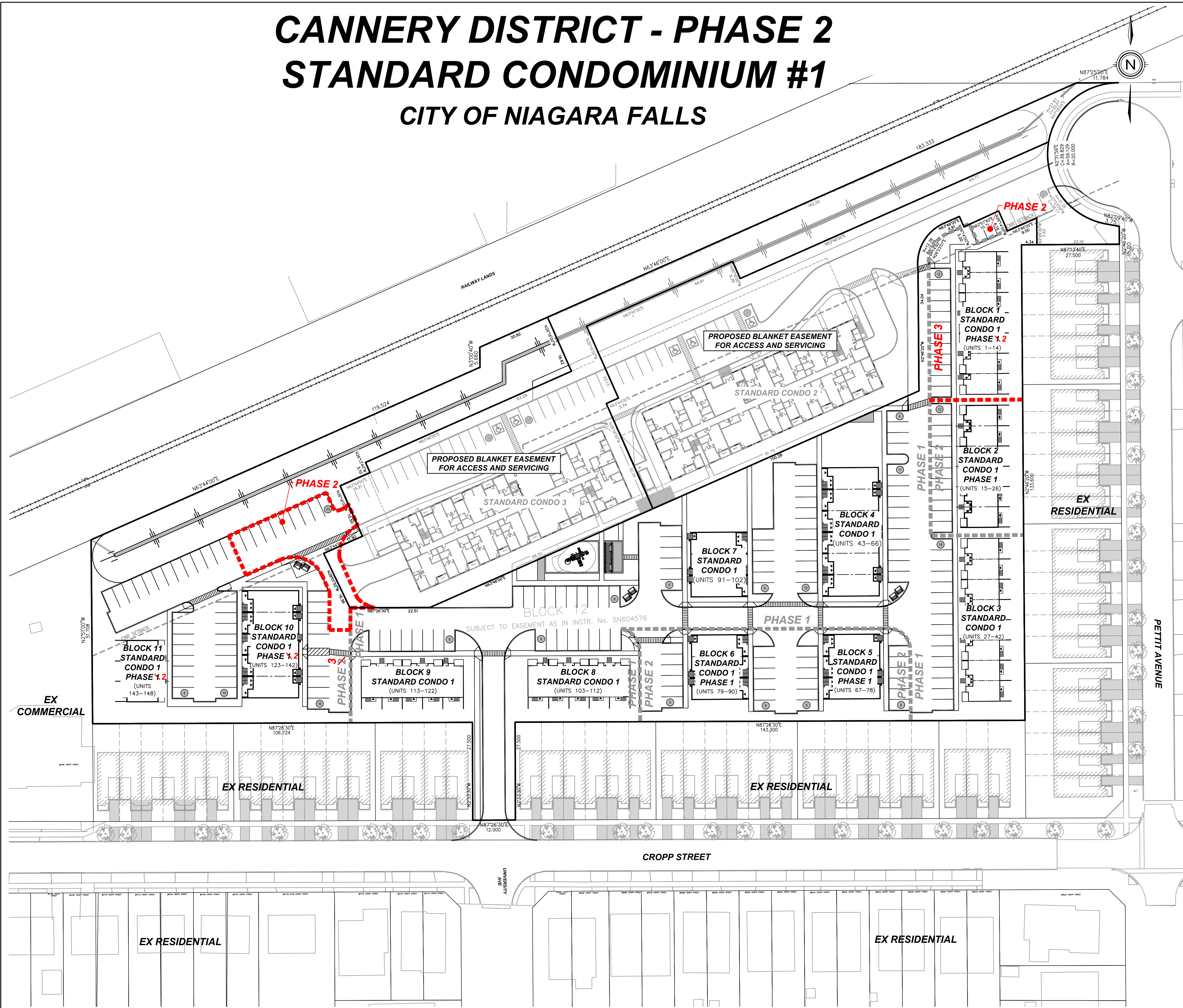


CANNERY DISTRICT - PHASE 2
STANDARD CONDOMINIUM #1
CITY OF NIAGARA FALLS



KEY PLAN
N.T.S.

DRAFT PLAN OF STANDARD CONDOMINIUM

LEGAL DESCRIPTION
BLOCK 12, REGISTERED PLAN 59M-474
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.

WINZEN NIAGARA HOMES LIMITED
OCTOBER 21, 2021
DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE
LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

J.D. BARNES LTD.
OCT. 25, 2021
DATE

**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 - CONDO #1		
	Ha	%
BUILDINGS	0.397	20.36
DRIVEWAY/PARKING	0.726	37.23
LANDSCAPING/OPEN SPACE	0.827	42.41
TOTAL	1.950	100.0
UNITS		148
DEVELOPABLE AREA = 1.950 ha.		
DEVELOPABLE DENSITY = 75.90u/Ha		
PARKING REQUIRED (1.17 per residential stacked & back to back)		173.16
PARKING PROVIDED		183 spaces

2	ADDED PHASING LINES	2024-01-26	M.K.
1	ADDED PHASING LINE	2022-05-04	M.K.
0	ISSUED FOR DRAFT APPLICATION	2021-10-21	M.K.
#	REVISION	DATE	INIT

 **UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

DRAWING TITLE	DRAFTING	M.C./M.K.
DRAFT PLAN OF STANDARD CONDOMINIUM (CONDOMINIUM #1)	DATE	AUGUST 6, 2021
	PRINTED	JANUARY 26, 2024
	SCALE	1:500
	DWG No.	1768-DP
	REV	2