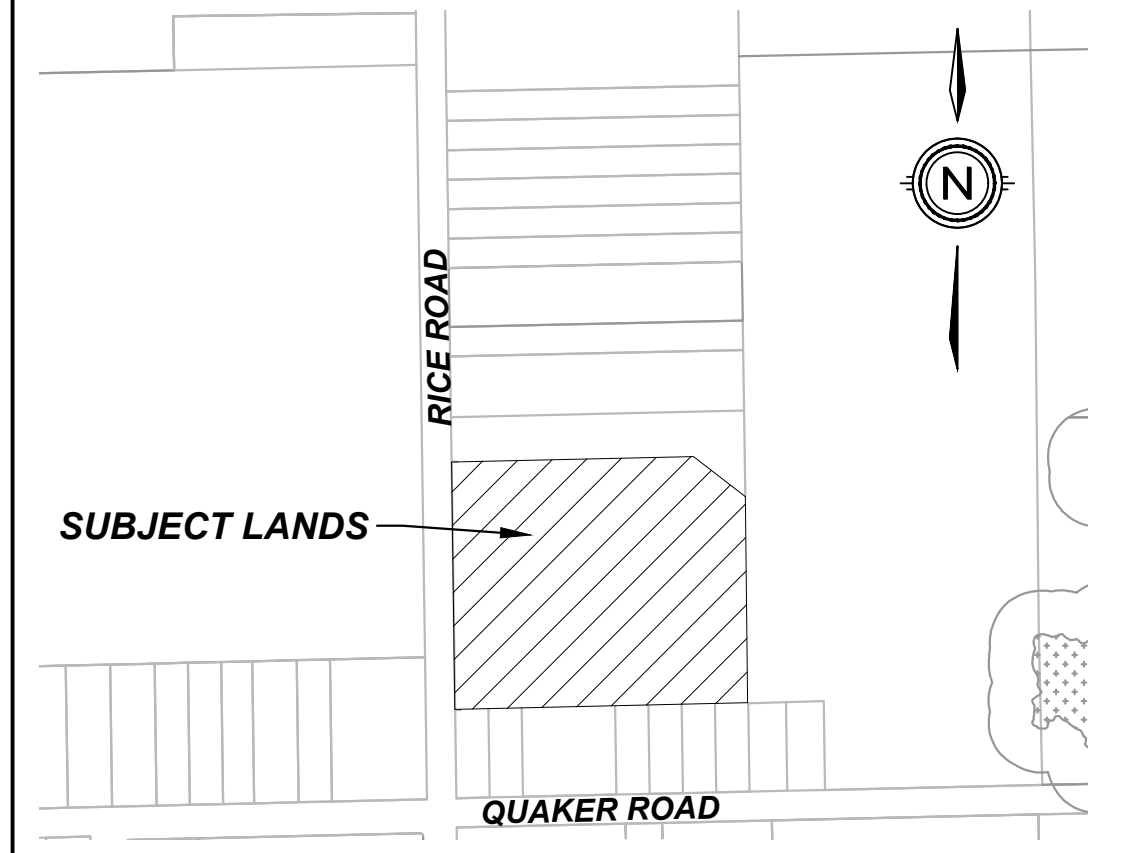
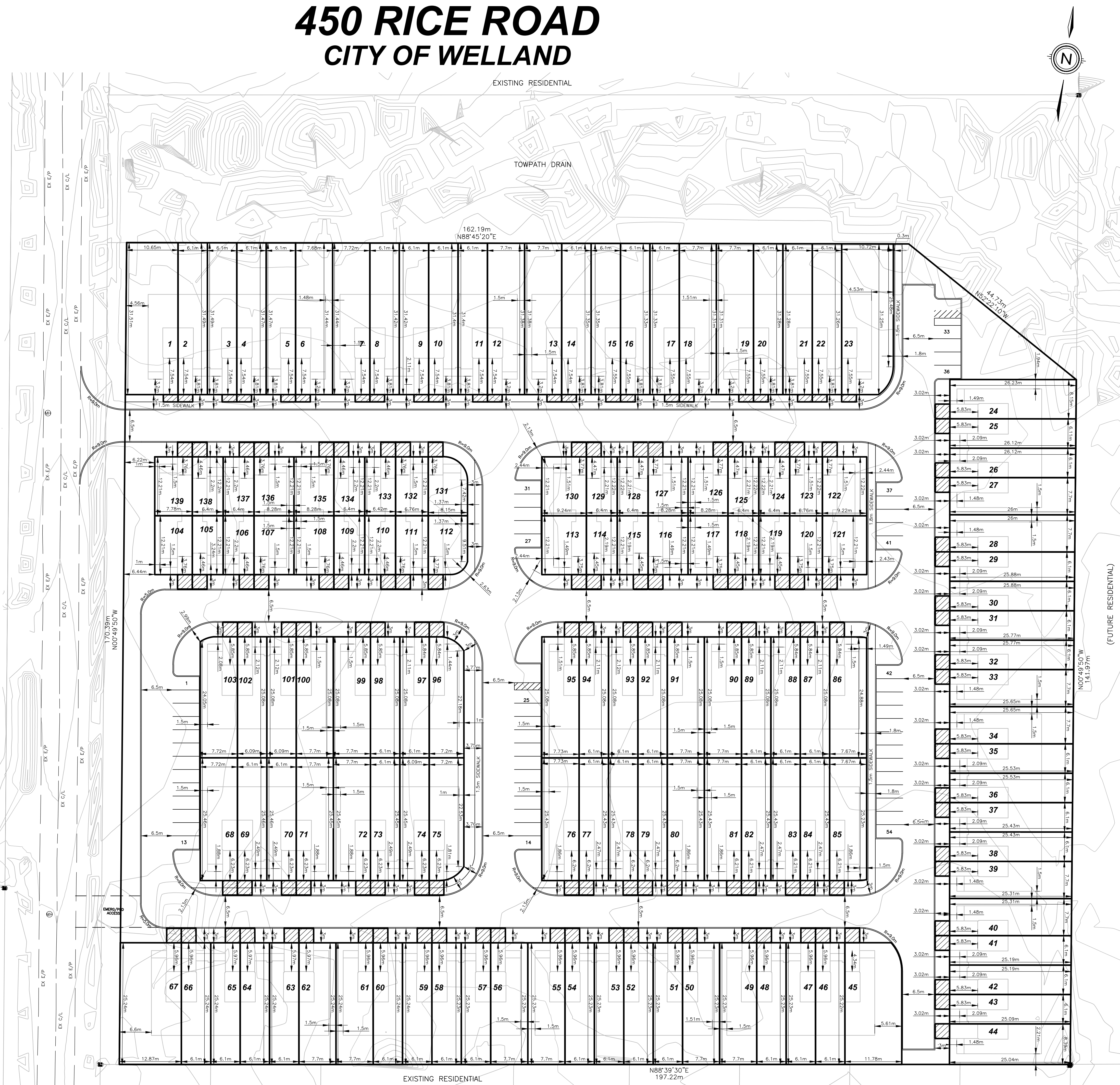


450 RICE ROAD CITY OF WELLAND



KEY PLAN N.T.S.

LEGAL DESCRIPTION

PART OF TOWNSHIP LOT 174
GEOGRAPHIC TOWNSHIP OF THOROLD
NOW IN THE CITY OF WELLAND
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 WELLAND
FOR APPROVAL.

[Signature] OCTOBER 8, 2024
DATE

SURVEYOR'S CERTIFICATE

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

[Signature] OCT. 10, 2024
DATE
J.D. BARNES LIMITED DASHA PAGE, O.S.
21-16-353

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) SEE PLAN | h) MUNICIPAL WATER | l) SEE PLAN |

SITE STATISTICS

AREA	ha	% COVERAGE
BUILDING (139 UNITS)	1.262	38.15
ROADWAY/PARKING	0.962	29.08
LANDSCAPE	1.084	32.77
TOTAL	3.308	100.00
DENSITY		42.01 un/ha

#	ISSUED FOR REVIEW	DATE	INIT
0	ISSUED FOR REVIEW	2024-11-01	TA
	REVISION		



DRAWING TITLE	DRAFTING	TA
DRAFT PLAN OF VACANT LAND CONDOMINIUM	DATE	NOVEMBER 1, 2024
	PRINTED	NOVEMBER 1, 2024
	SCALE	1:400
	DWG No.	2201-DP
	REV	0

UNIT No.	UNIT AREA SQ. M	EXCL. USE AREA SQ. M	UNIT No.	UNIT AREA SQ. M	EXCL. USE AREA SQ. M
1	340.02	4.57	70	155.17	9.15
2	191.97	4.57	71	195.93	9.15
3	191.91	4.57	72	195.87	9.15
4	191.85	4.57	73	155.15	9.15
5	191.78	4.57	74	155.14	9.15
6	241.61	4.57	75	178.96	9.14
7	242.64	4.57	76	196.52	9.15
8	191.56	4.57	77	155.12	9.15
9	191.50	4.57	78	154.89	9.15
10	191.44	4.57	79	155.03	9.15
11	191.37	4.57	80	195.76	9.15
12	241.56	4.57	81	195.61	9.15
13	241.65	4.57	82	155.15	9.15
14	191.15	4.57	83	154.92	9.15
15	191.09	4.57	84	154.76	9.15
16	191.02	4.57	85	195.01	9.15
17	190.96	4.57	86	192.49	9.15
18	241.04	4.57	87	152.78	9.15
19	240.94	4.57	88	152.69	9.15
20	190.74	4.57	89	152.88	9.15
21	190.67	4.57	90	193.03	9.15
22	190.61	4.57	91	193.03	9.15
23	329.68	4.57	92	152.86	9.15
24	213.58	9.15	93	152.86	9.15
25	159.37	9.15	94	152.75	9.15
26	159.05	9.15	95	193.95	9.15
27	200.37	9.15	96	175.95	9.16
28	199.86	9.15	97	152.89	9.15
29	157.91	9.15	98	152.89	9.15
30	157.60	9.15	99	193.03	9.15
31	157.27	9.15	100	193.12	9.15
32	156.95	9.15	101	152.89	9.15
33	197.73	9.15	102	152.79	9.15
34	197.22	9.15	103	192.52	9.15
35	155.82	9.15	104	95.00	9.20
36	155.50	9.15	105	78.12	9.20
37	155.18	9.15	106	78.12	9.20
38	154.86	9.15	107	101.08	9.20
39	195.09	9.15	108	101.08	9.20
40	194.57	9.15	109	78.12	9.20
41	153.73	9.15	110	78.12	9.20
42	153.41	9.15	111	82.78	9.20
43	153.09	9.15	112	96.93	9.20
44	210.63	9.15	113	112.71	9.20
45	293.44	9.15	114	78.03	9.20
46	153.82	9.15	115	78.03	9.20
47	153.83	9.15	116	100.98	9.20
48	153.78	9.15	117	101.01	9.20
49	194.19	9.15	118	78.04	9.20
50	194.14	9.15	119	78.04	9.20
51	153.85	9.15	120	82.71	9.20
52	153.81	9.15	121	112.21	9.20
53	153.81	9.15	122	112.46	9.20
54	153.81	9.15	123	82.85	9.20
55	194.33	9.15	124	78.19	9.20
56	194.24	9.15	125	78.19	9.20
57	153.83	9.15	126	101.20	9.20
58	153.83	9.15	127	101.18	9.20
59	153.84	9.15	128	78.19	9.20
60	153.77	9.15	129	78.19	9.20
61	194.47	9.15	130	112.94	9.20
62	194.17	9.15	131	94.21	9.20
63	153.96	9.15	132	82.78	9.20
64	153.86	9.15	133	78.12	9.20
65	153.87	9.15	134	78.11	9.20
66	153.77	9.15	135	101.08	9.20
67	322.28	9.15	136	101.09	9.20
68	196.51	9.15	137	78.12	9.20
69	155.07	9.15	138	78.12	9.20
TOT UN AREA	22093.16		139	95.00	9.20
TOT EXCL USE	1168.26				
TOT LANDSCAPE	9966.30				
TOT LOT AREA	33227.72				