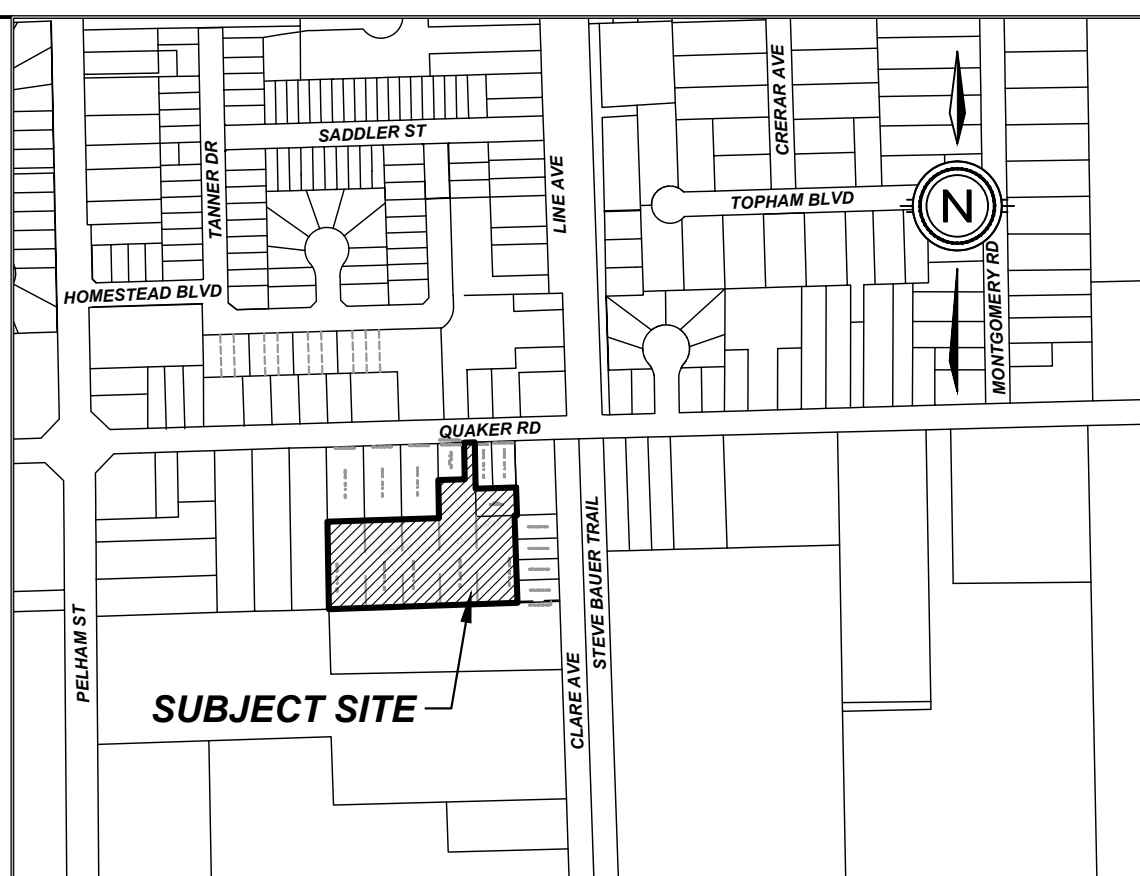


BAUER LANDING TOWN OF PELHAM

UNIT #	UNIT AREA (m ²)	EXCLUSIVE USE AREA-DRIVEWAYS (m ²)
1	331.41	18.68
2	316.41	18.69
3	328.69	18.69
4	335.42	18.47
5	305.92	18.45
6	305.92	18.47
7	302.02	18.47
8	321.28	18.46
9	280.89	13.14
10	264.15	13.15
11	287.80	13.14
12	325.01	17.70
13	325.01	17.73
14	391.67	18.46
15	357.25	18.46
16	391.68	18.46
17	391.66	18.47
18	357.19	18.47
19	357.18	18.47
20	357.18	18.47
21	335.42	18.47
22	305.92	18.46
23	305.92	18.46
24	335.42	18.48
25	335.42	18.46
26	305.92	18.46
27	335.39	18.46
TOTAL	8893.14	481.76
TOTAL UNIT AREA	8893.14	
TOTAL EXCLUSIVE USE (DRIVEWAY AREA)	481.76	
TOTAL COMMON ELEMENT AREA	3655.38	
TOTAL SITE AREA	13030.28	



KEY PLAN N.T.S.

DRAFT PLAN OF VACANT LAND CONDOMINIUM

LEGAL DESCRIPTION

PART OF LOT 237
GEOGRAPHIC TOWNSHIP OF THOROLD
TOWN OF PELHAM
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 TOWN OF PELHAM FOR APPROVAL.

Antonio Nuziati SEPTEMBER 14, 2021
ANTONIO NUZIATO; HOMES BY ANTONIO LTD. DATE

SURVEYOR'S CERTIFICATE

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

Philip S. Suda OCTOBER 8, 2021
PHILIP S. SUDA O.L.S.; SUDA & MALESZYK SURVEYING INC. DATE

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- | | | |
|-------------|--------------------|-----------------|
| a) SEE PLAN | e) SEE PLAN | i) CLAYEY SOIL |
| 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	0.639	49.04
ROAD/DRIVEWAY/PARKING	0.270	20.72
LANDSCAPING	0.394	30.24
TOTAL	1.303	100.00
UNITS		27
DEVELOPABLE AREA		1.303ha
DENSITY (UNITS/DEVELOPABLE AREA)		20.72u/ha
MIN. PARKING REQUIRED 1.5 PER UNIT =		41
PARKING PROVIDED - DRIVEWAY =		51
PARKING PROVIDED - GUESTS =		4
PARKING SPACES PROVIDED TOTAL		55

#	ISSUED FOR ZONING SUBMISSION	2021-10-07	M.K
	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	MK
DRAFT PLAN OF VACANT LAND CONDOMINIUM	DATE	SEPTEMBER 9, 2021
	PRINTED	OCTOBER 8, 2021
	SCALE	1:400
	DWG No.	1348-DP
	REV	0