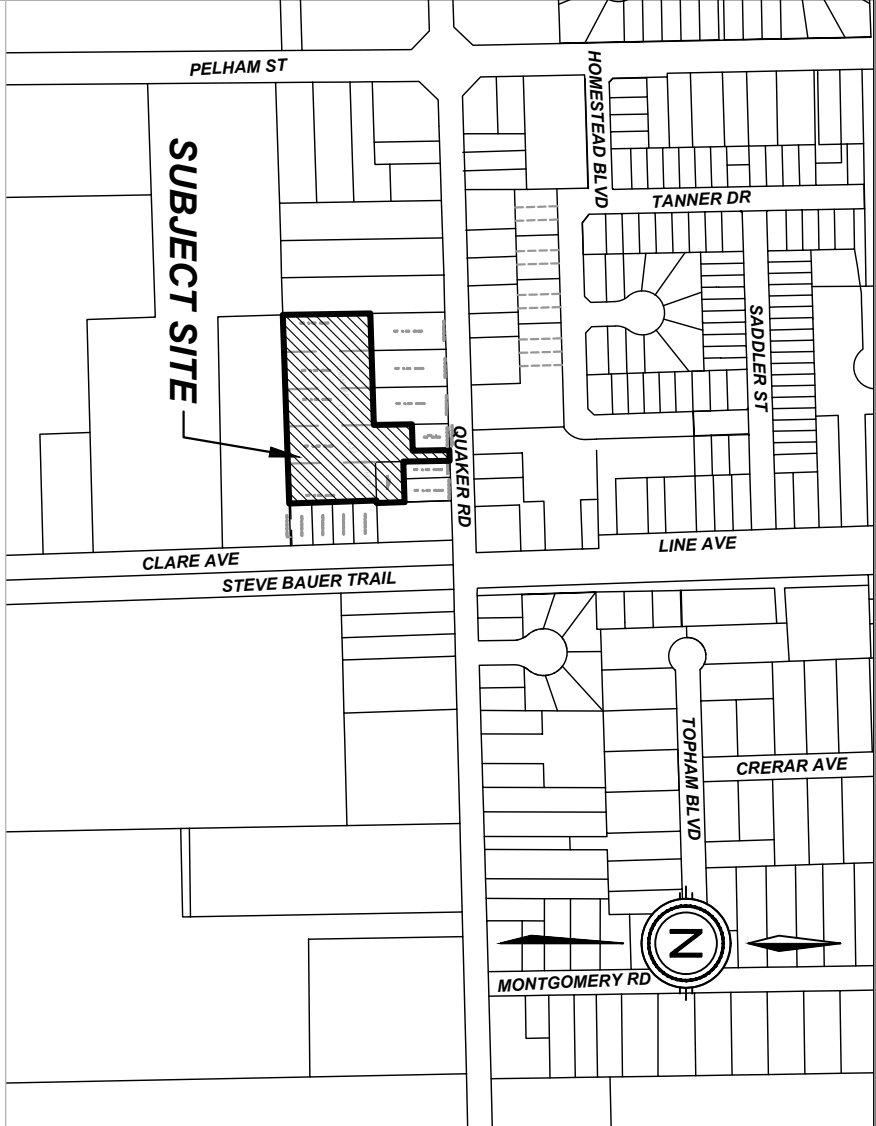
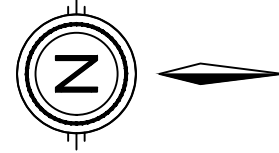


BAUER LANDING
TOWN OF PELHAM

UNIT #	UNIT AREA (m ²)	EXCLUSIVE USE AREA (m ²)
1	331.41	18.58
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	13.14
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	18.46
25	335.42	18.46
26	305.92	18.46
27	335.99	18.46
TOTAL	8893.14	481.76
TOTAL UNIT AREA	8893.14	
TOTAL EXCLUSIVE USE (DRINKING) 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.

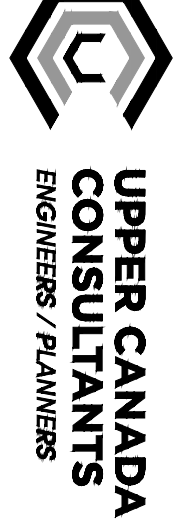
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED ARE CORRECTLY SHOWN.

ANTONIO NUZATO, HOMES BY ANTONIO LTD. DATE SEPTEMBER 14, 2021
PHILIP S. BUDA O.L.S.; SUDA & MALESZYK SURVEYING INC. DATE OCTOBER 8, 2021

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) CLAYEY SOIL
- j) SEE PLAN
- k) FULL SERVICE
- 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
UNITS	TOTAL 1.303	100.00
DEVELOPABLE AREA		27
DENSITY (UNITS/DEVELOPABLE AREA)		1.303/ha
MIN. PARKING REQUIRED 1.5 PER UNIT = 41		
PARKING PROVIDED - DRIVEWAY = 51		
PARKING PROVIDED - GUESTS = 4		
PARKING SPACES PROVIDED TOTAL		55



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

APPENDIX A