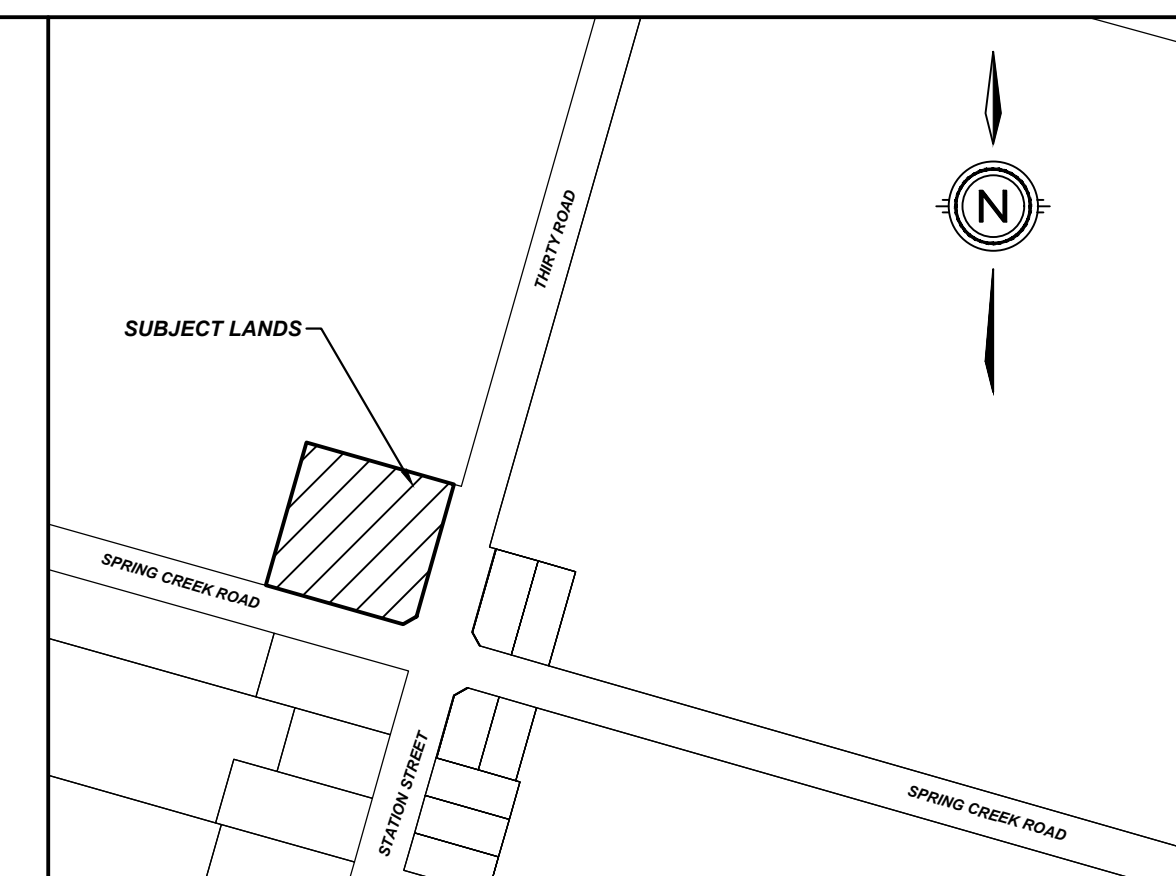
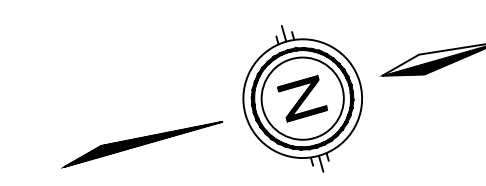
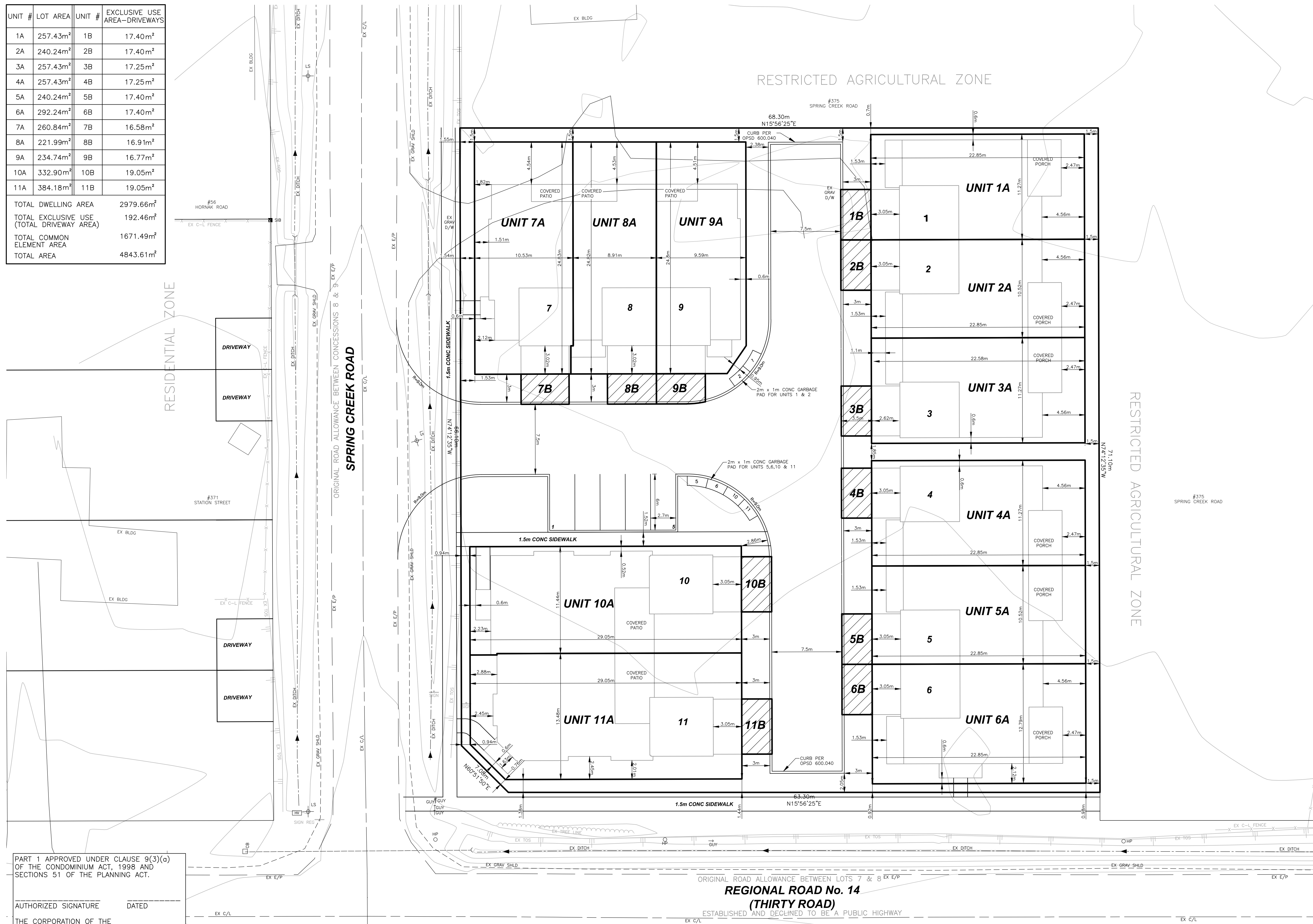


# DRAFT PLAN OF VACANT LAND CONDOMINIUM

## SPRING CREEK MANOR

### TOWNSHIP OF WEST LINCOLN

| UNIT #                                    | LOT AREA             | UNIT #                | EXCLUSIVE USE AREA-DRIVEWAYS |
|---|----------------------|-----------------------|------------------------------|
| 1A  | 257.43m <sup>2</sup> | 1B                    | 17.40m <sup>2</sup>          |
| 2A  | 240.24m <sup>2</sup> | 2B                    | 17.40m <sup>2</sup>          |
| 3A  | 257.43m <sup>2</sup> | 3B                    | 17.25m <sup>2</sup>          |
| 4A  | 257.43m <sup>2</sup> | 4B                    | 17.25m <sup>2</sup>          |
| 5A  | 240.24m <sup>2</sup> | 5B                    | 17.40m <sup>2</sup>          |
| 6A  | 292.24m <sup>2</sup> | 6B                    | 17.40m <sup>2</sup>          |
| 7A  | 260.84m <sup>2</sup> | 7B                    | 16.58m <sup>2</sup>          |
| 8A  | 221.99m <sup>2</sup> | 8B                    | 16.91m <sup>2</sup>          |
| 9A  | 234.74m <sup>2</sup> | 9B                    | 16.77m <sup>2</sup>          |
| 10A                                       | 332.90m <sup>2</sup> | 10B                   | 19.05m <sup>2</sup>          |
| 11A                                       | 384.18m <sup>2</sup> | 11B                   | 19.05m <sup>2</sup>          |
| TOTAL DWELLING AREA                       |                      | 2979.66m <sup>2</sup> |                              |
| TOTAL EXCLUSIVE USE (TOTAL DRIVEWAY AREA) |                      | 192.46m <sup>2</sup>  |                              |
| TOTAL COMMON ELEMENT AREA                 |                      | 1671.49m <sup>2</sup> |                              |
| TOTAL AREA                                |                      | 4843.61m <sup>2</sup> |                              |



**KEY PLAN**  
N.T.S.

### DRAFT PLAN OF VACANT LAND CONDOMINIUM

#### LEGAL DESCRIPTION

PART OF LOT 8, CONCESSION 8  
GEOGRAPHIC TOWNSHIP OF SOUTH GRIMSBY  
TOWNSHIP OF WEST LINCOLN  
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 WEST LINCOLN FOR APPROVAL.

OCTOBER 2, 2017  
RVL CONTRACTING INC. DATE

#### SURVEYOR'S CERTIFICATE

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

OCTOBER 16, 2017  
WILLIAM A. MASCOE  
ONTARIO LAND SURVEYOR 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

| LAND USE                  | AREA (ha) | % COVERAGE |
|---------------------------|-----------|------------|
| BUILDING AREA             | 0.203     | 41.94      |
| ROAD / DRIVEWAY / PARKING | 0.124     | 25.62      |
| LANDSCAPE AREA            | 0.157     | 32.44      |
| TOTAL                     | 0.484     | 100.00     |

NUMBER OF UNITS = 11  
DEVELOPABLE AREA = 0.484 ha  
DEVELOPABLE DENSITY = 22.73 units/ha

| PARKING REQUIRED               |           |
|--------------------------------|-----------|
| 1.5 SPACES PER TOWNHOUSE UNIT  | 14 SPACES |
| 1 SPACE PER SEMI DETACHED UNIT | 2 SPACE   |
| TOTAL PARKING REQUIRED         | 16 SPACES |
| PARKING PROVIDED               |           |
| DRIVEWAY SPACES                | 22 SPACES |
| PARKING LOT SPACES             | 5 SPACES  |
| TOTAL PARKING PROVIDED         | 27 SPACES |

| ISSUED FOR APPROVAL | 2019-01-22 | M.K.      |
|---------------------|------------|-----------|
| #                   | REVISION   | DATE INIT |



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| DRAWING TITLE                                | DRAFTING | M.K.             |
|--|----------|------------------|
| <b>DRAFT PLAN OF VACANT LAND CONDOMINIUM</b> | DATE     | JANUARY 22, 2019 |
|  | PRINTED  | JANUARY 24, 2019 |
|  | SCALE    | 1:200            |
|  | DWG No.  | 1533-DP          |
|  | REV      | 0                |

PART 1 APPROVED UNDER CLAUSE 9(3)(a) OF THE CONDOMINIUM ACT, 1998 AND SECTIONS 51 OF THE PLANNING ACT.

AUTHORIZED SIGNATURE \_\_\_\_\_ DATED \_\_\_\_\_  
THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN