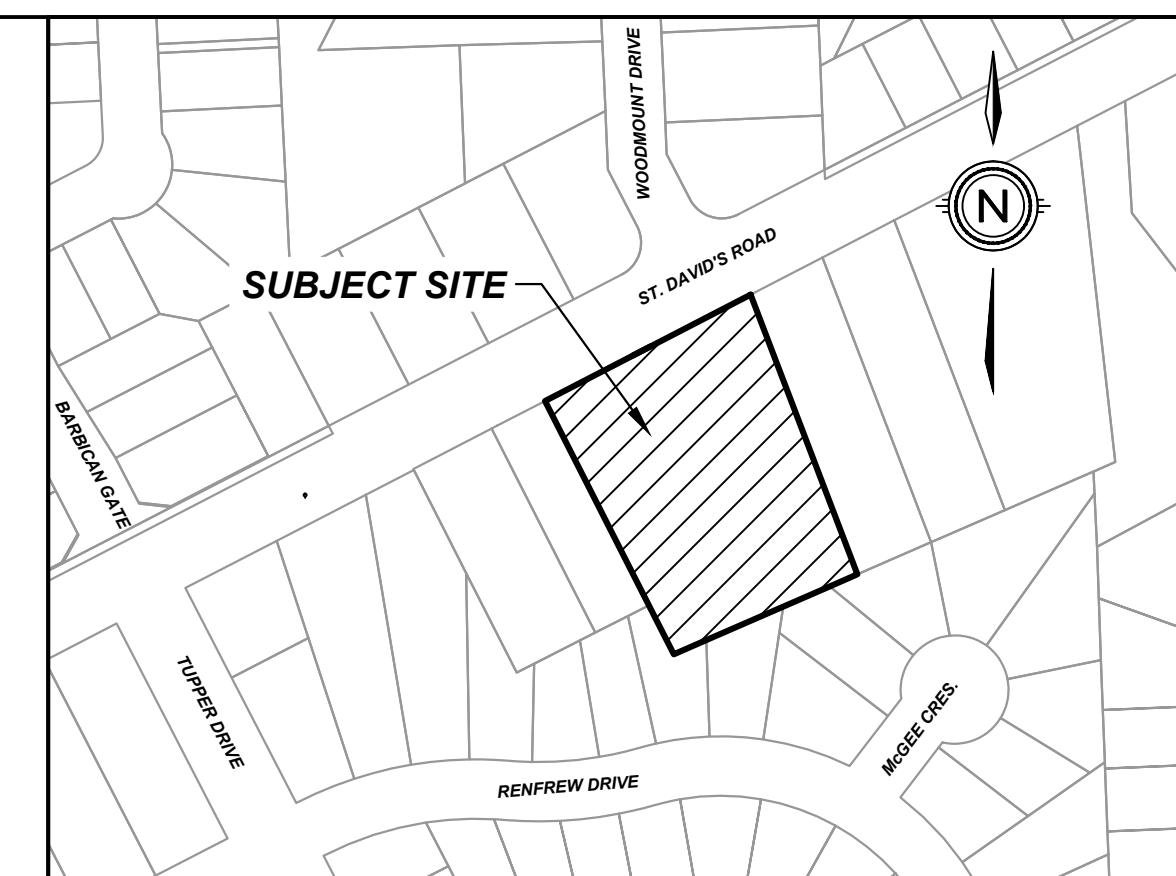


205 ST. DAVID'S ROAD CITY OF THOROLD

UNIT #	USE AREA	AREA	UNIT #	USE AREA	AREA
1	UNIT AREA (incl. 154m ² Amenity Area)	349.88m ²	12	UNIT AREA (incl. 120.92m ² Amenity Area)	316.05m ²
	EXCLUSIVE USE AREA - DRIVEWAY	17.96m ²		EXCLUSIVE USE AREA - DRIVEWAY	18.08m ²
2	UNIT AREA (incl. 71.34m ² Amenity Area)	224.20m ²	13	UNIT AREA (incl. 97.27m ² Amenity Area)	301.01m ²
	EXCLUSIVE USE AREA - DRIVEWAY	11.58m ²		EXCLUSIVE USE AREA - DRIVEWAY	18.08m ²
3	UNIT AREA (incl. 71.34m ² Amenity Area)	224.72m ²	14	UNIT AREA (incl. 100.96m ² Amenity Area)	313.17m ²
	EXCLUSIVE USE AREA - DRIVEWAY	11.58m ²		EXCLUSIVE USE AREA - DRIVEWAY	18.08m ²
4	UNIT AREA (incl. 71.34m ² Amenity Area)	225.24m ²	15	UNIT AREA (incl. 194.13m ² Amenity Area)	420.85m ²
	EXCLUSIVE USE AREA - DRIVEWAY	11.58m ²		EXCLUSIVE USE AREA - DRIVEWAY	17.96m ²
5	UNIT AREA (incl. 111.42m ² Amenity Area)	301.20m ²	TOTAL UNIT AREA		4396.08m ²
	EXCLUSIVE USE AREA - DRIVEWAY	18.08m ²	TOTAL EXCLUSIVE USE AREA - DRIVEWAY		240.86m ²
6	UNIT AREA (incl. 104.38m ² Amenity Area)	302.22m ²	TOTAL COMMON ELEMENT		2577.60m ²
	EXCLUSIVE USE AREA - DRIVEWAY	18.08m ²	TOTAL AREA		7214.54m ²
7	UNIT AREA (incl. 68.70m ² Amenity Area)	227.23m ²			
	EXCLUSIVE USE AREA - DRIVEWAY	11.58m ²			
8	UNIT AREA (incl. 136.66m ² Amenity Area)	389.26m ²			
	EXCLUSIVE USE AREA - DRIVEWAY	19.89m ²			
9	UNIT AREA (incl. 102.03m ² Amenity Area)	286.21m ²			
	EXCLUSIVE USE AREA - DRIVEWAY	18.08m ²			
10	UNIT AREA (incl. 61.91m ² Amenity Area)	214.82m ²			
	EXCLUSIVE USE AREA - DRIVEWAY	12.17m ²			
11	UNIT AREA (incl. 104.54m ² Amenity Area)	300.02m ²			
	EXCLUSIVE USE AREA - DRIVEWAY	18.08m ²			



KEY PLAN N.T.S.

DRAFT PLAN OF VACANT LAND CONDOMINIUM

LEGAL DESCRIPTION

PART TOWNSHIP LOT 21
THOROLD, PART 1, PLAN 59R16747;
CITY OF THOROLD
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 THOROLD
FOR APPROVAL.

Anthony Difruscia
ANTHONY DIFRUSCIA MARCH 24, 2020 DATE

SURVEYOR'S CERTIFICATE

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

J.D. Barnes Limited
J.D. BARNES LIMITED March 24, 2020 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 - ZBL 2140(97)

	m ² (ha.)	% PROV.	% REQ.
BUILDING	2,761.27 (0.28)	38.27	40% MAX.
DRIVEWAY/PARKING	1,718.18 (0.17)	23.82	-
LANDSCAPING/OPEN SPACE	2,735.09 (0.27)	37.91	25% MIN.
TOTAL	7,214.54 (0.72)	100.0	

UNITS 15

DEVELOPABLE AREA = 0.72 ha.
DEVELOPABLE DENSITY = 20.83u/ha

MINIMUM PARKING SPACE PER DWELLING UNIT = 1.5 SPACES
REQUIRED = 22.5 SPACES
PROPOSED = 31 SPACES

MIN. PRIVACY AREAS PER TOWNHOUSE DWELLING REQUIRED = 18.5m²
PROVIDED (Rear Yard) = 32.46m²

#	REVISION	DATE	INIT
1	REVISED PER CITY AND PUBLIC COMMENT	2021-07-14	M.K
0	ISSUED FOR APPROVAL	2020-03-23	M.K

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

3-30 Hannover Drive
St. Catharines, ON
L2W 1A3
Phone: (905)688-9400
Fax: (905)688-5274

DRAWING TITLE	DRAFTING	MK
DRAFT PLAN OF VACANT LAND CONDOMINIUM	DATE	MARCH 20, 2020
	PRINTED	JULY 19, 2021
	SCALE	1:250
	DWG No.	1973-DP
	REV	1