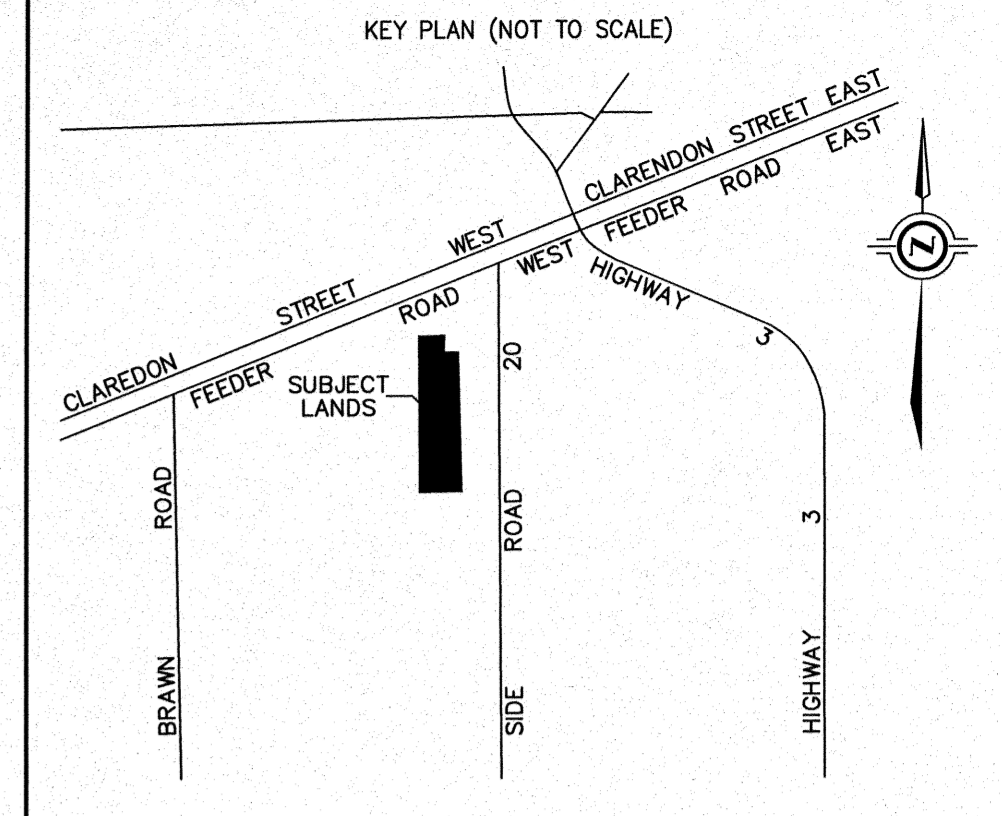
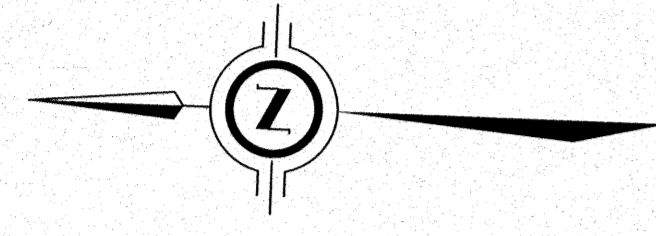


DRAFT PLAN OF  
 VACANT LAND CONDOMINIUM OF  
**PART OF LOT 20, CONCESSION 3**  
 TOWN OF WAINFLEET  
 REGIONAL MUNICIPALITY OF NIAGARA  
 SCALE 1 : 750  
 J.D. BARNES LIMITED  
 2024



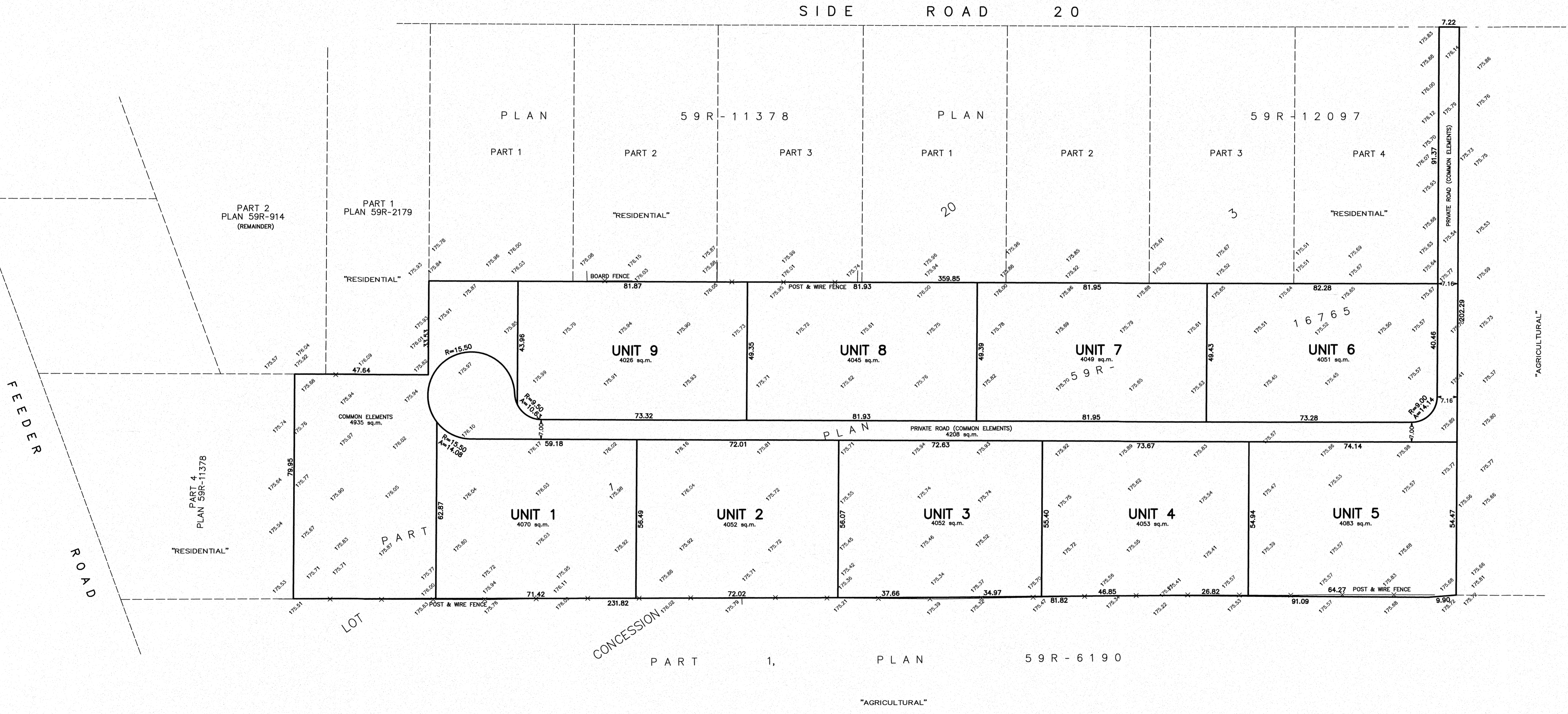
ADDITIONAL INFORMATION REQUIRED UNDER  
 SECTION 51(17) OF THE PLANNING ACT AND UNDER  
 SECTION 9 OF THE CONDOMINIUM ACT 1998

- (A)-AS SHOWN ON DRAFT PLAN
- (B)-AS SHOWN ON DRAFT PLAN
- (C)-AS SHOWN ON DRAFT AND KEY PLANS
- (D)-THIS IS A PROPOSED RESIDENTIAL DEVELOPMENT OF 9 RESIDENTIAL UNITS
- (E)-AS SHOWN ON DRAFT PLAN
- (F)-AS SHOWN ON DRAFT PLAN
- (G)-AS SHOWN ON DRAFT PLAN
- (H)-ON-SITE WELL & CISTERN
- (I)-SILTY CLAY
- (J)-LANDS ARE GENERALLY FLAT
- (K)-ON-SITE SEPTIC, OTHER MUNICIPAL SERVICES AVAILABLE
- (L)-NONE

**LAND USE ANALYSIS**

LOT AREA	4.562 HECTARES
RESIDENTIAL UNITS AREA	3.648 HECTARES
ROAD AREA (COMMON ELEMENTS)	0.421 HECTARES
OTHER COMMON ELEMENTS	0.493 HECTARES
NUMBER OF UNITS	9
RESIDENTIAL DWELLING DENSITY	1.97 UNITS PER HECTARE

— DENOTES BOUNDARY OF CONDOMINIUM



**OWNER'S CERTIFICATE**  
 I HEREBY AUTHORIZE J.D. BARNES LIMITED TO SUBMIT THIS PLAN TO  
 THE TOWN OF WAINFLEET FOR THEIR APPROVAL.

DATE: \_\_\_\_\_  
 RAKESH GUPTA AND MOHIT GUPTA  
 (I HAVE THE AUTHORITY TO BIND THE CORPORATION)

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

DECEMBER 17, 2024  
 DATE: \_\_\_\_\_  
 DASHA PATEL  
 ONTARIO LAND SURVEYOR

**J.D. BARNES LIMITED**  
 SURVEYING MAPPING GIS  
 LAND INFORMATION SPECIALISTS  
 4318 PORTAGE ROAD, UNIT 2, NIAGARA FALLS, ON L2E 6A4  
 T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

DRAWN BY:	CHKD BY:	REFERENCE NO.:
MH/AT	DP	21-16-068-00