

DRAFT PLAN OF CONDOMINIUM OF
PART OF LOT 27
CONCESSION 6
(GEOGRAPHIC TOWNSHIP OF CROWLAND)
CITY OF WELLAND
REGIONAL MUNICIPALITY OF NIAGARA

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

[illegible]

KEY PLAN

NOT TO SCALE

(A) AS SHOWN ON DRAFT PLAN
(B) AS SHOWN ON DRAFT PLAN
(C) AS SHOWN ON DRAFT PLAN
(D) RESIDENTIAL LOWRISE
(E) AS SHOWN ON DRAFT PLAN
(F) AS SHOWN ON DRAFT PLAN
(G) AS SHOWN ON DRAFT PLAN
(H) PIPED WATER
(I) CLAY LOAM
(J) AS SHOWN ON DRAFT PLAN
(K) FULLY SERVICED
(L) AS SHOWN ON DRAFT PLAN - PARTS 6 AND 10, PLAN 59R-14022 - SUBJECT TO EASEMENT AS IN L171640
PART 7, PLAN 59R-14022 - SUBJECT TO EASEMENT IN GROSS AS IN S1415292
PARTS 1, 2, 3 AND 4, PLAN 59R-117161 - SUBJECT TO EASEMENT IN GROSS AS IN S27185434

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SITE DATA FROM ARCHITECTURAL SITE PLAN
SITE AREA = 14,409 SQ.M.
ITEMS:
MUNICIPAL ADDRESS: 330 PRINCE CHARLES DRIVE SOUTH
SITE ZONING H-RM4-X14
BUILDING CFA
# OF RESIDENTIAL UNITS = 226
# OF COMMERCIAL UNITS = 1
LIST PARKING
# OF RESIDENTIAL PARKING UNITS = 227(Including 5 Accessible
Parking Units and 34 with Storage Attached)
# OF COMMERCIAL PARKING UNITS = 4
# OF LOCKERS = 192
# OF 12 FEET KAYAK STORAGE = 6
# OF 16 FEET KAYAK STORAGE = 3
# OF CANOE STORAGE = 2

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BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS OF OBSERVED REFERENCE POINTS 'A' AND 'B' USING THE LEICA SMARTNET RTK NETWORK AND ARE REFERRED TO THE 6° UTM COORDINATE SYSTEM, ZONE 17, CENTRAL MERIDIAN 81°00' WEST LONGITUDE. (NAD 83 (CSRS)(2010)).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999800.

INTEGRATION DATA			
6° UTM ZONE 17 COORDINATES			
NAD 83 (GPR2010) (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)			
UTM ZONE 17 COORDINATES (CENTRAL MERIDIAN 81°00' WEST LONGITUDE)			
SUBSECTION 1402 OF ONTARIO REGULATION 261/10 FILED UNDER THE SURVEYORS ACT.			
OBSERVED REFERENCE POINTS			
MONUMENT ID.	NORTHING	EASTING	
A) CP#4	4 759 825.62	642 131.92	
B) CP#5	4 760 034.58	642 143.49	
REFERENCE POINTS			
POINT	NORTHING	EASTING	
1	4 759 826.46	642 092.27	
2	4 760 065.18	642 009.97	
3	4 760 043.93	642 130.55	
4	4 759 828.00	642 121.89	
COORDINATE VALUES SHOWN ARE FOR GEOGRAPHIC INFORMATION SYSTEM INTEGRATION ONLY. COORDINATES CANNOT BE MEASURED, BE USED TO RE-ESTABLISH CORNERS OR BE USED TO RE-DEFINE THE PLAN.			

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF WELLAND BENCH MARK No. 0011954U572F HAVING AN ELEVATION OF 177.640 METRES.
(VERTICAL DATUM: CGVD2013)

	DENOTES CONDOMINIUM BOUNDARIES
	DENOTES BOUNDARIES OF UNITS AND/OR EXCLUSIVE USE PORTIONS
	DENOTES THE COMMON ELEMENTS
	DENOTES FACE OF STRUCTURE
UP	DENOTES STAIRS UP
DN	DENOTES STAIRS DOWN
B	DENOTES BALCONY
	DENOTES PATIO
PHC	DENOTES FIRE HOSE CABINET
G.C.	DENOTES GARBAGE CHUTE
C	DENOTES COMMERCIAL
	DENOTES TERRACE
T	DENOTES VISITOR PARKING
PL	DENOTES PLANTERS

 DENOTES PART OF THE COMMON ELEMENTS NOT INCLUDED IN UN
 DENOTES SEE SECTION 'X'-'X'

DATE : _____, 2024

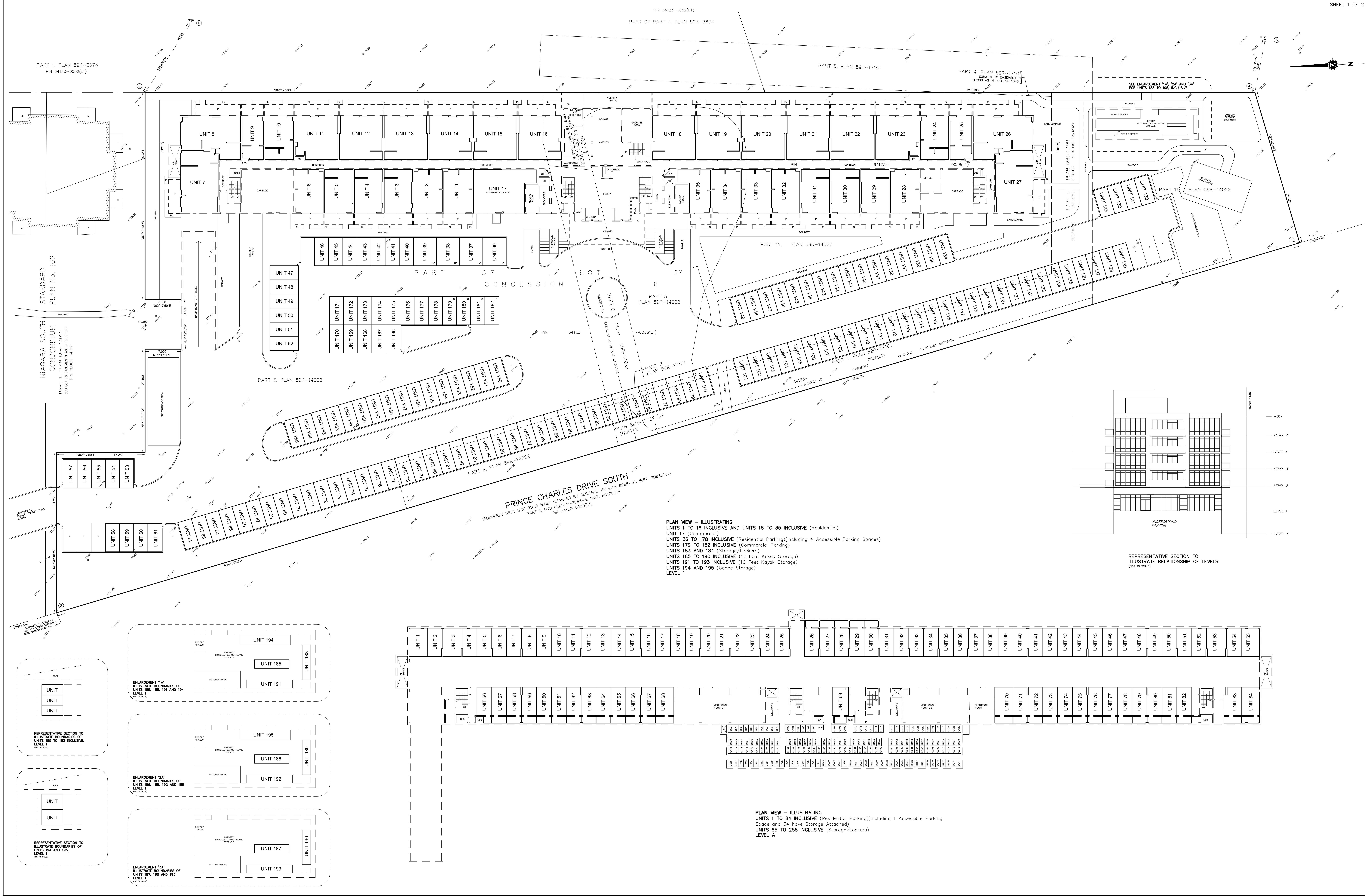
JIANCHENG ZHOU, PRESIDENT
 I HAVE AUTHORITY TO BIND THE CORPORATION

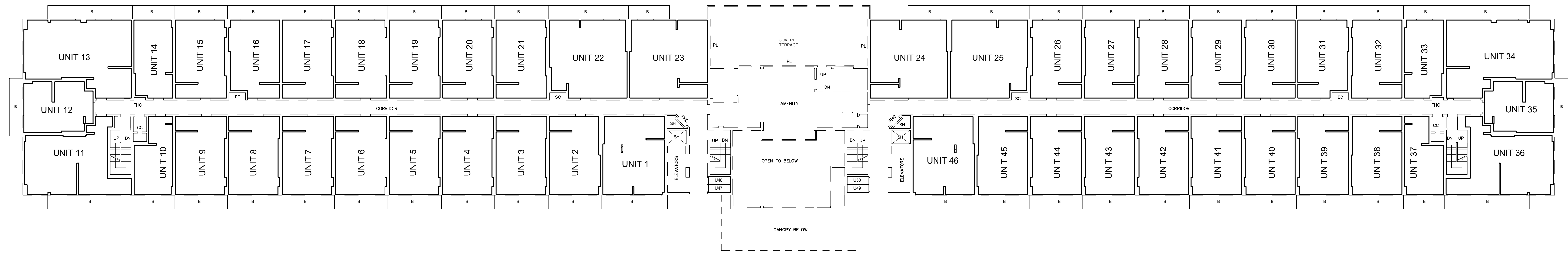
DATE: MAY 14, 2024


MAJA KROMAR
ONTARIO LAND SURVEYOR

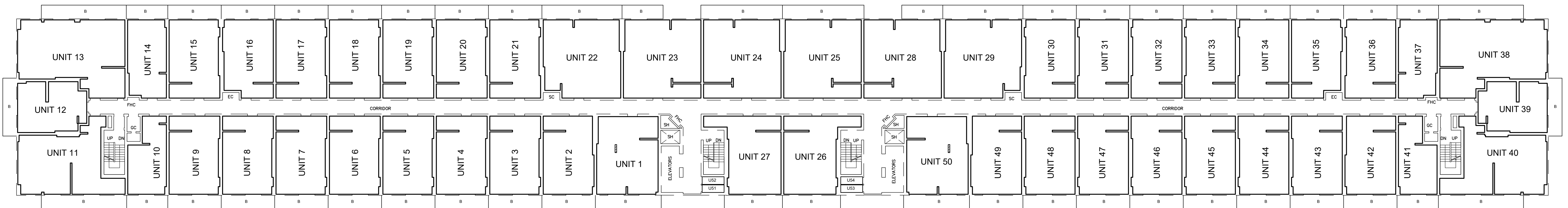
MUNICIPAL ADDRESS:			
FIELD:	DRAWN:	CHECKED:	JOB NO:
DWG NAME:	PLOT INFO:		WORK ORDER NO:
1137 Centre Street Thornhill ON L4J 5M6 905.738.0063 F 905.738.9221 www.kromer.ca			
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca			

K R C M $\bar{A}$ F

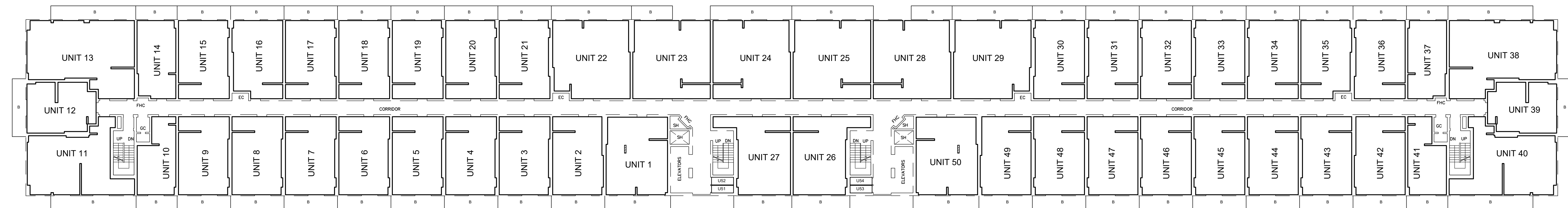




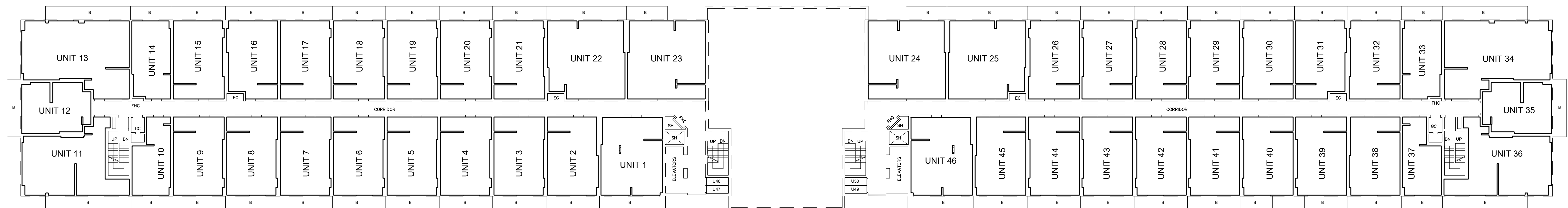
PLAN VIEW - ILLUSTRATING
UNITS 1 TO 46 INCLUSIVE (Residential)
UNITS 47 TO 50 INCLUSIVE (Storage/Lockers)
LEVEL 2



PLAN VIEW - ILLUSTRATING
UNITS 1 TO 50 INCLUSIVE (Residential)
UNITS 51 TO 54 INCLUSIVE (Storage/Lockers)
LEVEL 3



PLAN VIEW - ILLUSTRATING
UNITS 1 TO 50 INCLUSIVE (Residential)
UNITS 51 TO 54 INCLUSIVE (Storage/Lockers)
LEVEL 4



PLAN VIEW - ILLUSTRATING
UNITS 1 TO 46 INCLUSIVE (Residential)
UNITS 47 TO 50 INCLUSIVE (Storage/Lockers)
LEVEL 5

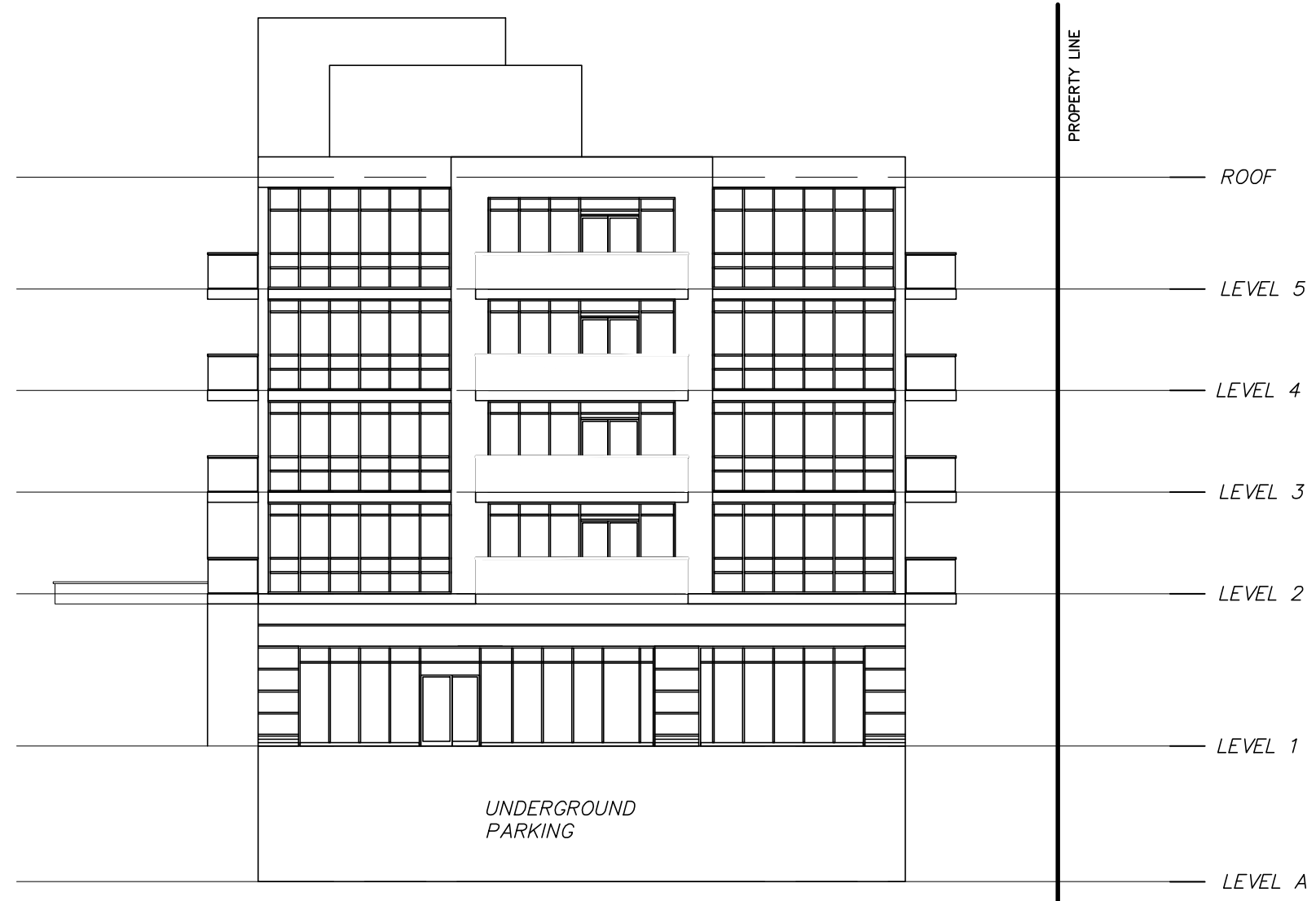


SCALE 1:200
KRCMAR SURVEYORS LTD. 2024

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

NOTES AND LEGEND
--- DENOTES CONDOMINIUM BOUNDARIES
--- DENOTES BOUNDARIES OF UNITS AND/OR EXCLUSIVE USE PORTIONS
OF THE COMMON ELEMENTS
UP DENOTES FACE OF STRUCTURE
DN DENOTES STAIRS UP
DN DENOTES STAIRS DOWN
B DENOTES BALCONY
P DENOTES PATIO
FHC DENOTES FIRE HOSE CABINET
C.C. DENOTES GARBAGE CHUTE
C DENOTES COMMERCIAL
T DENOTES TERRACE
V DENOTES VISITOR PARKING

--- DENOTES PART OF THE COMMON ELEMENTS NOT INCLUDED IN UNIT
X-X' DENOTES SEE SECTION "X-X"



REPRESENTATIVE SECTION TO
ILLUSTRATE RELATIONSHIP OF LEVELS
(NOT TO SCALE)