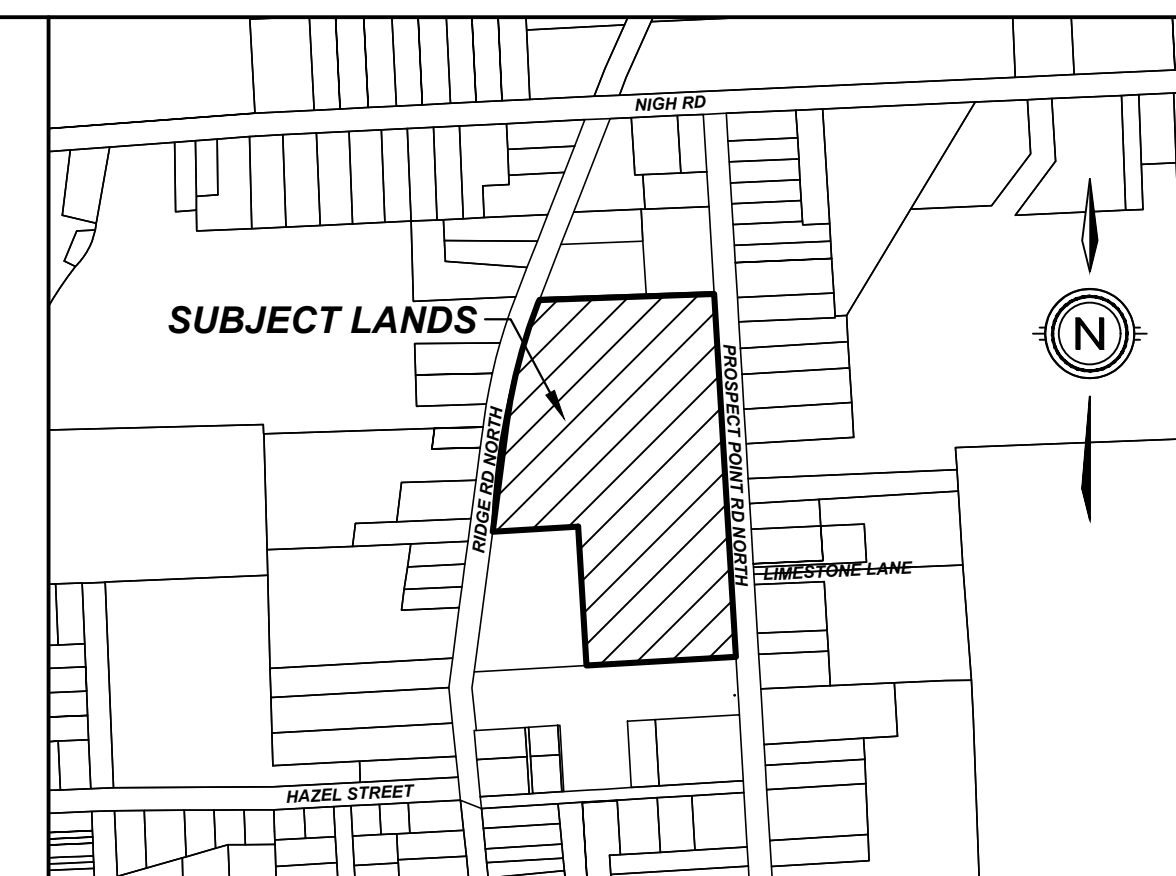
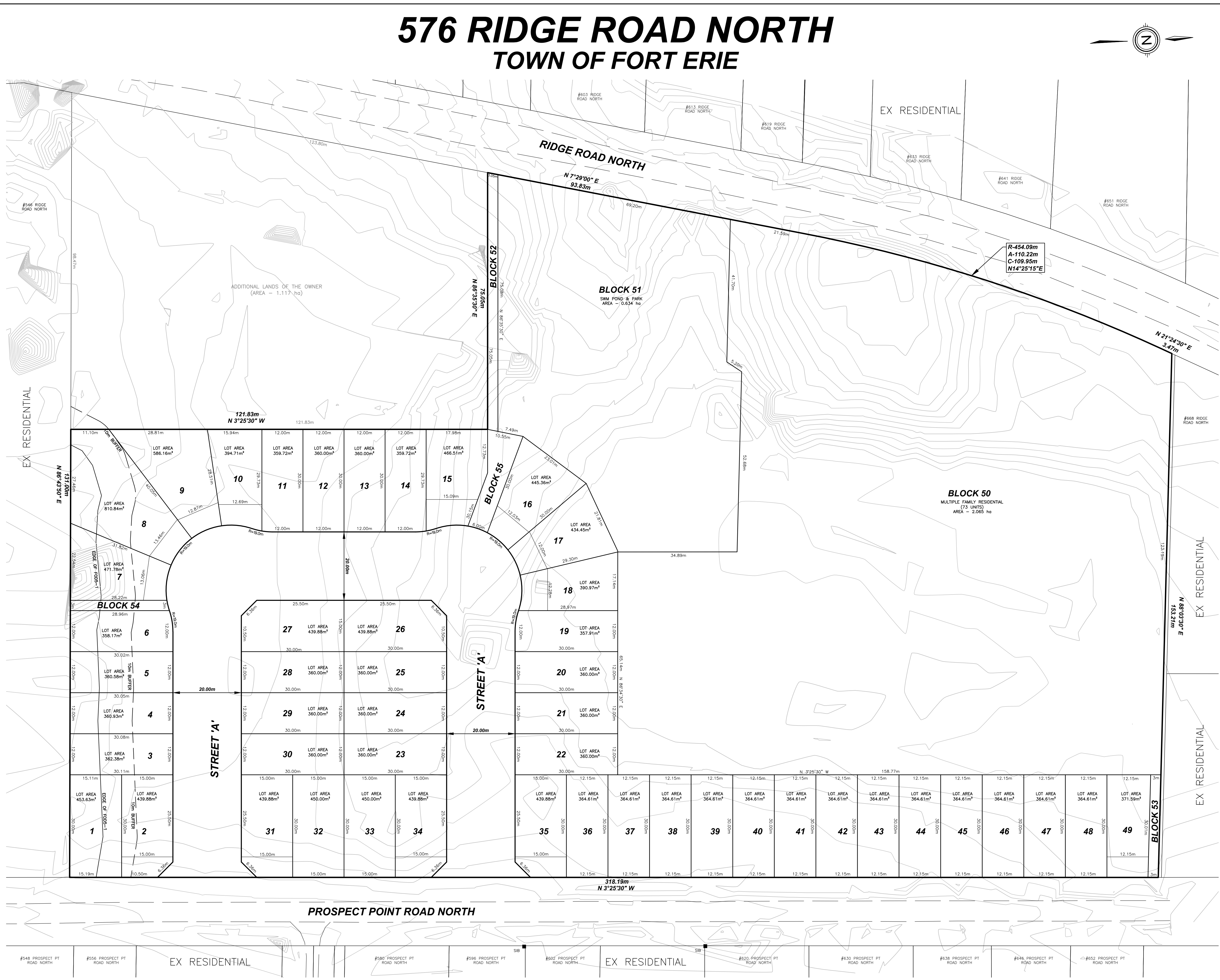
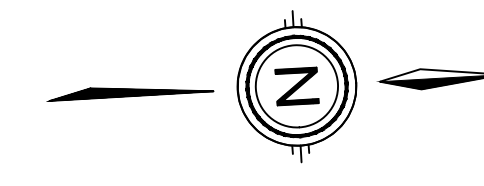


576 RIDGE ROAD NORTH TOWN OF FORT ERIE



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 23, CONCESSION 2 LAKE ERIE,
GEOGRAPHIC TOWNSHIP OF BERTIE, NOW IN
THE TOWN OF FORT ERIE
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

[Signature]
2846300 ONTARIO INC. MARCH 20, 2023
DATE

SURVEYOR'S CERTIFICATE

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

[Signature] July 20, 2023
DATE
J.D. BARNES LIMITED
DASHA PAGE, O.S. 20-16-007-01

**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	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-49	49	2.019	38.44
MULTIPLE FAMILY RESIDENTIAL	BLOCK 50	73	2.065	39.31
SWM POND / PARK	BLOCK 51		0.634	12.07
3.0m WIDE TRAIL	BLOCK 52-54		0.040	0.76
6.0m WIDE ACCESSWAY	BLOCK 55		0.020	0.38
ROADWAY			0.475	9.04
TOTAL		122	5.253	100.00

DEVELOPABLE AREA = 5.253ha
DEVELOPABLE DENSITY = 23.22 units/ha

#	ISSUED FOR APPROVAL	DATE	INIT
0	ISSUED FOR APPROVAL	2024-01-17	TA
#	REVISION		



DRAFT PLAN OF SUBDIVISION	DRAWING TITLE	DRAFTING	TA
		DATE	JANUARY 17, 2024
		PRINTED	JANUARY 17, 2024
		SCALE	1:500
	DWG No.	2152-DP	REV
			0