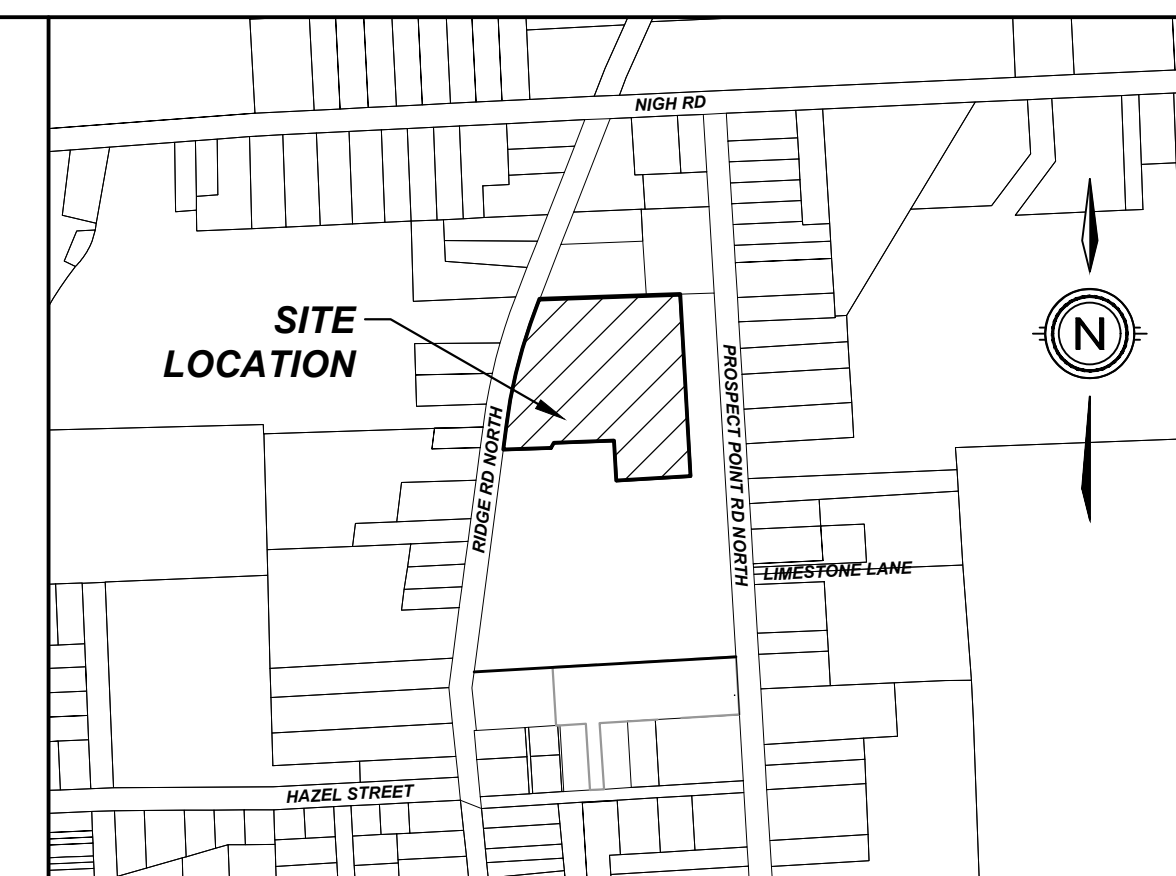
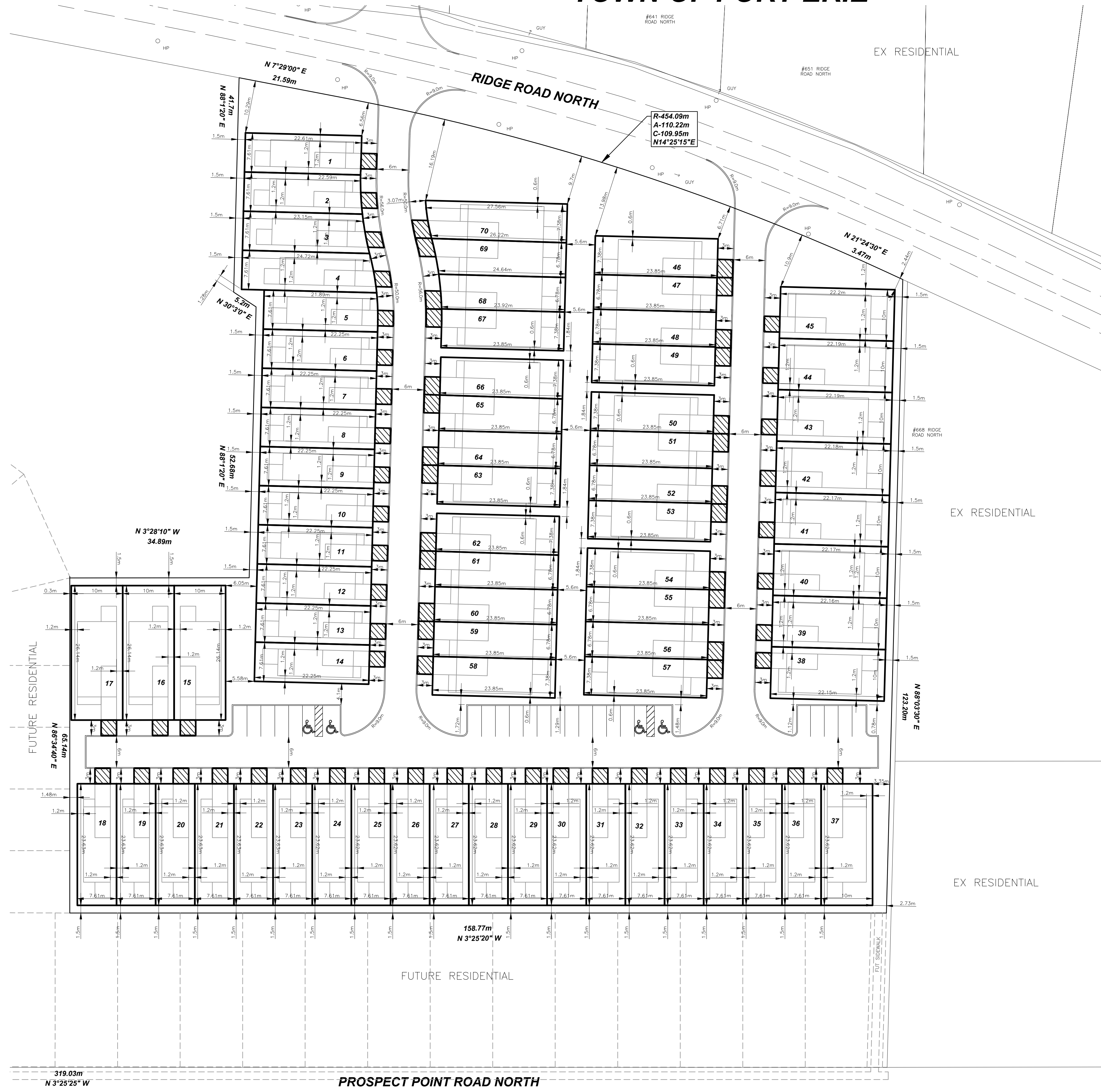
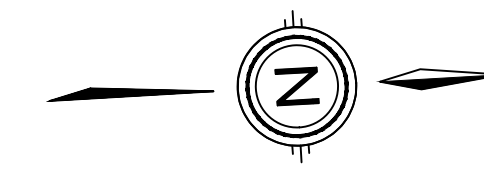


BLOCK 50-576 RIDGE ROAD NORTH TOWN OF FORT ERIE



KEY PLAN
N.T.S.

DRAFT PLAN OF VACANT LAND CONDOMINIUM

LEGAL DESCRIPTION

BLOCK 50 OF REGISTERED PLAN 59M-XXX
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 VACANT LAND OF
CONDOMINIUM DRAFT PLAN TO THE TOWN OF FORT ERIE.

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

SURVEYOR'S CERTIFICATE

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

[Signature] MARCH 23/23
DATE
J.D. BARNES LIMITED DRAFTSMAN, O.C.S.
20-16-097

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

SITE STATISTICS-BLOCK 50

AREA	ha	% COVERAGE
BUILDING	0.671	32.49
ROAD/DRIVEWAY/PARKING	0.446	21.60
LANDSCAPING	0.948	45.91
TOTAL	2.065	100.00
UNITS		70
DENSITY (UNITS/DEVELOPABLE AREA)		33.89 u/ha
PARKING SPACES REQUIRED (1 SPACES PER UNIT X 45 UNITS)		45
(1.5 SPACES PER UNIT X 25 UNITS)		37.5
TOTAL SPACES REQUIRED-----		82.5
PARKING SPACES - DRIVEWAY		70
PARKING SPACES - GUESTS		26
TOTAL PARKING SPACES PROVIDED		96

ISSUED FOR APPROVAL	REVISION	DATE	TA	INIT
0		2024-01-25		
#				



DRAWING TITLE	DRAFTING	TA
DRAFT PLAN OF VACANT LAND CONDOMINIUM	DATE	JANUARY 25, 2024
	PRINTED	JANUARY 25, 2024
	SCALE	1:400
	DWG. No.	2152-DP
	REV	0

UNIT No.	EXCL. USE AREA	
	SQ. M	SQ. M
1	172.01	9.00
2	173.43	9.04
3	181.48	9.24
4	194.95	9.14
5	168.63	9.00
6	169.32	9.00
7	169.32	9.00
8	169.32	9.00
9	169.32	9.00
10	169.32	9.00
11	169.32	9.00
12	169.32	9.00
13	169.32	9.00
14	169.32	9.00
15	261.42	9.00
16	261.42	9.00
17	261.42	9.00
18	179.80	9.00
19	179.80	9.00
20	179.79	9.00
21	179.79	9.00
22	179.79	9.00
23	179.78	9.00
24	179.78	9.00
25	179.78	9.00
26	179.78	9.00
27	179.77	9.00
28	179.77	9.00
29	179.77	9.00
30	179.76	9.00
31	179.76	9.00
32	179.76	9.00
33	179.76	9.00
34	179.75	9.00
35	179.75	9.00
36	179.75	9.00
37	236.20	9.00
38	221.50	9.00
39	221.57	9.00
40	221.64	9.00
41	221.70	9.00
42	221.77	9.00
43	221.83	9.00
44	221.90	9.00
45	221.97	9.00
46	178.57	10.50
47	161.83	10.50
48	161.83	10.50
49	178.57	10.50
50	178.57	10.50
51	161.83	10.50
52	161.83	10.50
53	178.57	10.50
54	178.57	10.50
55	161.83	10.50
56	161.83	10.50
57	178.57	10.50
58	178.57	10.50
59	161.83	10.50
60	161.83	10.50
61	161.83	10.50
62	178.57	10.50
63	178.57	10.50
64	161.83	10.50
65	161.83	10.50
66	178.57	10.50
67	178.53	10.50
68	164.21	10.50
69	179.01	10.50
70	200.84	10.50
TOTAL UNIT AREA	12912.83	
TOTAL EXCL USE	667.92	
TOTAL LANDSCAPE	7070.89	
TOTAL LOT AREA	20651.64	