



**DRAFT PLAN OF STANDARD CONDOMINIUM**

LOT 60 ON THE SOUTH SIDE OF EMERICK AVENUE  
PLAN 525 AND  
LOTS 15 AND 16 ON THE SOUTH SIDE OF EMERICK AVENUE  
PLAN 363  
ALL IN THE  
**TOWN OF FORT ERIE**  
REGIONAL MUNICIPALITY OF NIAGARA  
SCALE 1 : 250

DONALD G. CHAMBERS  
ONTARIO LAND SURVEYOR

**DRAFT STANDARD CONDOMINIUM**

Subject to the conditions, if any, set forth in our letter dated \_\_\_\_\_, 20\_\_\_\_ this draft plan is approved under Section \_\_\_\_\_ of the Planning Act.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Authorized Signature  
**THE CORPORATION OF THE TOWN OF FORT ERIE**

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT.**

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) RESIDENTIAL APARTMENT UNITS
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) MUNICIPAL WATER
- i) CLAY LOAM
- j) SEE PLAN
- k) FULL SERVICES
- l) SEE PLAN

**LAND USE**

35 RESIDENTIAL APARTMENT UNITS (STUDIO, 1 AND 2 BEDROOMS)

PARKING 48 SPACES FOR UNITS  
14 VISITOR PARKING SPACES

AREA 0.85 HECTARES

ZONING RM-4 (SEE SITE PLAN AGREEMENT)

**LEGEND**

P1 TO P48 DENOTES EXCLUSIVE USE OF COMMON ELEMENT FOR PARKING

S1 AND S2 " EXCLUSIVE USE OF COMMON ELEMENT FOR STORAGE

E1 AND E2 " EXCLUSIVE USE OF COMMON ELEMENT FOR MAINTENANCE

V " VISITOR PARKING SPACE

+ 105.54 " EXISTING GROUND ELEVATION

[Red Shaded Area] " EXISTING ASPHALT SURFACE

[Grey Shaded Area] " EXISTING CONCRETE SURFACE

**OWNER'S CERTIFICATE**

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS AS SHOWN.

03 / 01 / 2024 /

DATE Michael Poon - President  
Niagara Peninsula Housing Corp.  
(I have authority to bind the corporation)

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

NOVEMBER 13, 2023  
DATE DONALD G. CHAMBERS B. Sc., O.L.S.

**CHAMBERS AND ASSOCIATES SURVEYING LTD**

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DRAWN BY: D. H. T. [Stamp] 14021-3\_MS [Stamp] 14021-3\_OP [Stamp] 14-21-3

