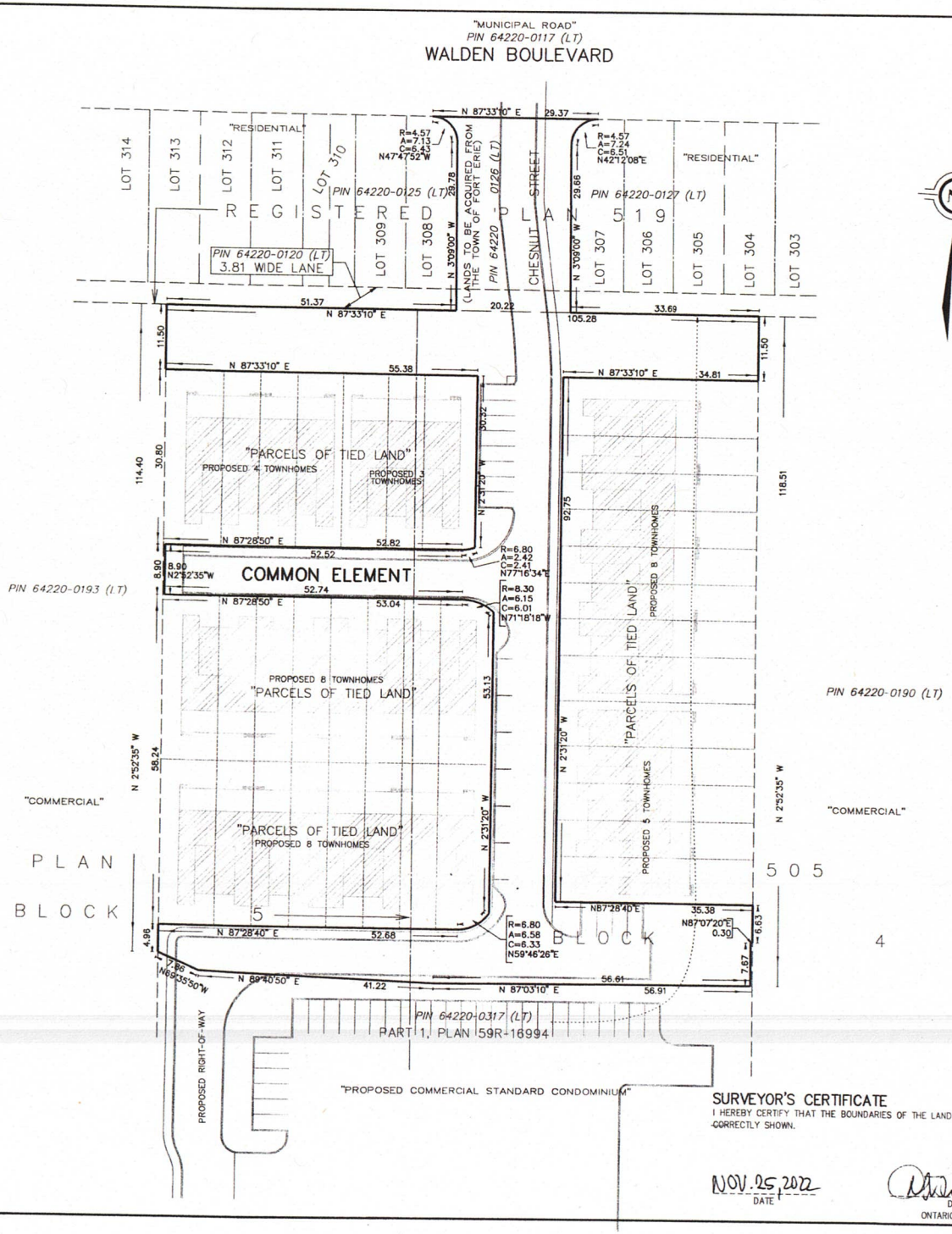
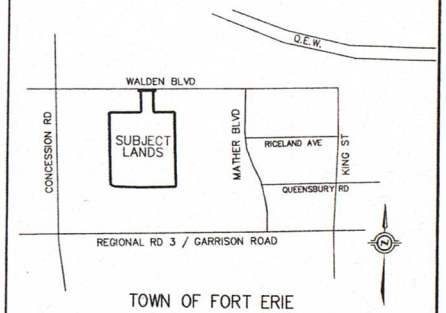
Appendix 2 - Approved Draft Plan of Condominium PBBS-13-2026



KEY PLAN (NOT TO SCALE)



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)-PROPOSED COMMON ELEMENTS CONDOMINIUM (WILL BE 36 TOWNHOUSE DWELLINGS ON PARCELS OF TIED LAND WITH A COMMON INTEREST IN THE COMMON ELEMENTS CONDOMINIUM)
(E)-AS SHOWN ON DRAFT PLAN
(F)-AS SHOWN ON DRAFT PLAN
(G)-AS SHOWN ON DRAFT PLAN
(H)-MUNICIPAL
(I)-CLAY LOAM
(J)-LAND IS GENERALLY FLAT
(K)-ALL MUNICIPAL SERVICES AVAILABLE
(L)-NONE

DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM OF

PART OF BLOCKS 4 & 5
(NORTH SIDE OF GARRISON ROAD)
REGISTERED PLAN 505
AND
CHESNUT STREET, PART OF LANE REGISTERED PLAN 519
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 500
10 0 10 20 30 metres

J.D. BARNES LIMITED

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

OWNER'S CERTIFICATE

I HEREBY AUTHORIZE J.D. BARNES LIMITED TO SUBMIT THIS PLAN TO THE TOWN OF FORT ERIE FOR THEIR APPROVAL.

25/NOV/2022 Vijay Patel
DATE
VIJAYKUMAR PATEL
(I HAVE THE AUTHORITY TO BIND THE CORPORATION)
2717041 ONTARIO INC.

SURVEYOR'S CERTIFICATE

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

NOV. 25, 2022
DATE

DASHA PAGE
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: TW/JN	CHECKED BY: X	REFERENCE NO.: 20-16-102-02

FILE: G:\2020\20-16-102\02\Drawing\20-16-102-02-Draft plan of Condo.dgn

PLOTTED: 11/25/2022