

RIDGE ROAD SOUTH (PLAN 435)

SUBJECT TO CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT 1998, THIS _____ DAY OF _____, 20____.

MANAGER, PLANNING AND DEVELOPMENT SERVICES, DEVELOPMENT PLANNING

3671 BRUNSWICK AVENUE

264 RIDGE ROAD SOUTH

EXISTING RESIDENTIAL

3661 BRUNSWICK AVENUE

3633 BRUNSWICK AVENUE

278 RIDGE ROAD SOUTH

EXISTING RESIDENTIAL

282 RIDGE ROAD SOUTH

VACANT LAND

310 RIDGE ROAD SOUTH

EXISTING RESIDENTIAL

LEGEND:

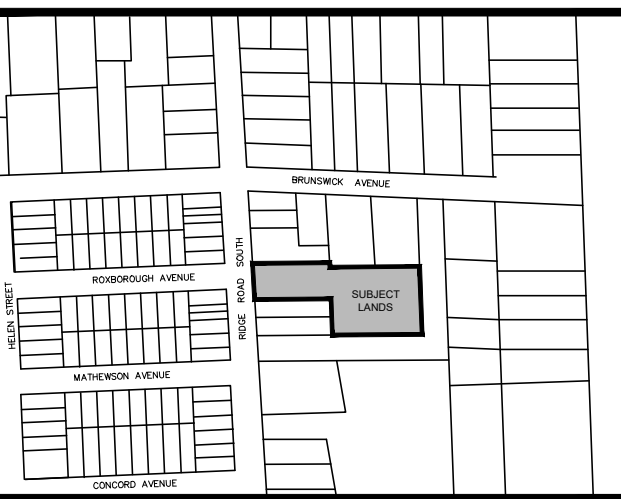
| | |
|--|-------------------|
| | UNIT BOUNDARY: |
| | BUILDING OUTLINE: |
| | COMMON ELEMENT: |

PARKING STATS:

| | |
|--------------------------------|-----------------|
| PARKING REQUIRED: | 1 SPOT PER UNIT |
| GARAGE PARKING: | 18 |
| DRIVEWAY PARKING: | 18 |
| VISITOR PARKING: | 12 |
| HANDICAP PARKING: | 1 |
| TOTAL PARKING SPACES PROVIDED: | 49 |

| UNIT AREA: | EXCLUSIVE USE AREA-DRIVEWAYS |
|--------------------------------------|-----------------------------------|
| UNIT 01: 153.00 m ² | UNIT 01: 4.45 m ² |
| UNIT 02: 135.00 m ² | UNIT 02: 4.45 m ² |
| UNIT 03: 135.00 m ² | UNIT 03: 4.45 m ² |
| UNIT 04: 135.00 m ² | UNIT 04: 4.45 m ² |
| UNIT 05: 135.00 m ² | UNIT 05: 4.45 m ² |
| UNIT 06: 135.00 m ² | UNIT 06: 4.45 m ² |
| UNIT 07: 150.00 m ² | UNIT 07: 4.45 m ² |
| UNIT 08: 153.00 m ² | UNIT 08: 4.64 m ² |
| UNIT 09: 135.00 m ² | UNIT 09: 4.64 m ² |
| UNIT 10: 135.00 m ² | UNIT 10: 4.64 m ² |
| UNIT 11: 135.00 m ² | UNIT 11: 4.64 m ² |
| UNIT 12: 153.00 m ² | UNIT 12: 4.64 m ² |
| UNIT 13: 153.00 m ² | UNIT 13: 4.64 m ² |
| UNIT 14: 135.00 m ² | UNIT 14: 4.64 m ² |
| UNIT 15: 135.00 m ² | UNIT 15: 4.64 m ² |
| UNIT 16: 135.00 m ² | UNIT 16: 4.64 m ² |
| UNIT 17: 135.00 m ² | UNIT 17: 4.64 m ² |
| UNIT 18: 153.00 m ² | UNIT 18: 4.64 m ² |
| TOTAL: 2,535.00 m² | TOTAL: 82.19 m² |

KEY PLAN: N.T.S.



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARY OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

NOVEMBER 23, 2022 DATE
HAROLD D. HYDE, O.L.S.
RASCHE & HYDE LTD.
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OWNERS CERTIFICATE
I CRAIG DEYRES OF CULTURE DEVELOPMENTS INC. AM AUTHORIZED TO SUBMIT THIS DRAFT PLAN OF CONDOMINIUM ON BEHALF OF THE OWNER

NOVEMBER 23, 2022 DATE
CRAIG DEYRES, MANAGING PARTNER
CULTURE DEVELOPMENTS INC.

LEGAL DESCRIPTION
PT LT 23 CON BE LAKE ERIE BERTIE AS IN R0713640, R0287174 & R0108841; T/W R0713640, R0287174 & R0108841; FORT ERIE

NOTE:
GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE.

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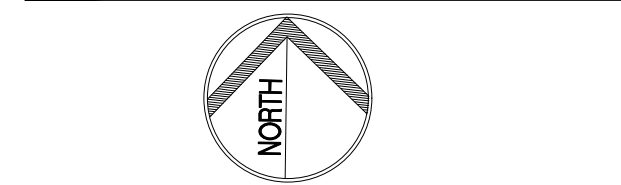
| DATE | NO. | DESCRIPTION | BY |
|------------|-----|---------------|----|
| 11/21/2022 | 5 | CLIENT REVIEW | DO |
| 11/07/2022 | 4 | CLIENT REVIEW | DO |
| 08/30/2022 | 3 | CLIENT REVIEW | SH |
| 07/07/2022 | 2 | CLIENT REVIEW | SH |
| 05/13/2022 | 1 | CLIENT REVIEW | DO |

FINAL DATE ABOVE SUPERSEDES ALL PREVIOUS ISSUES

REVISIONS

KEY TO DETAIL LOCATION
○ DETAIL NOTATION
□ DRAWING NUMBER

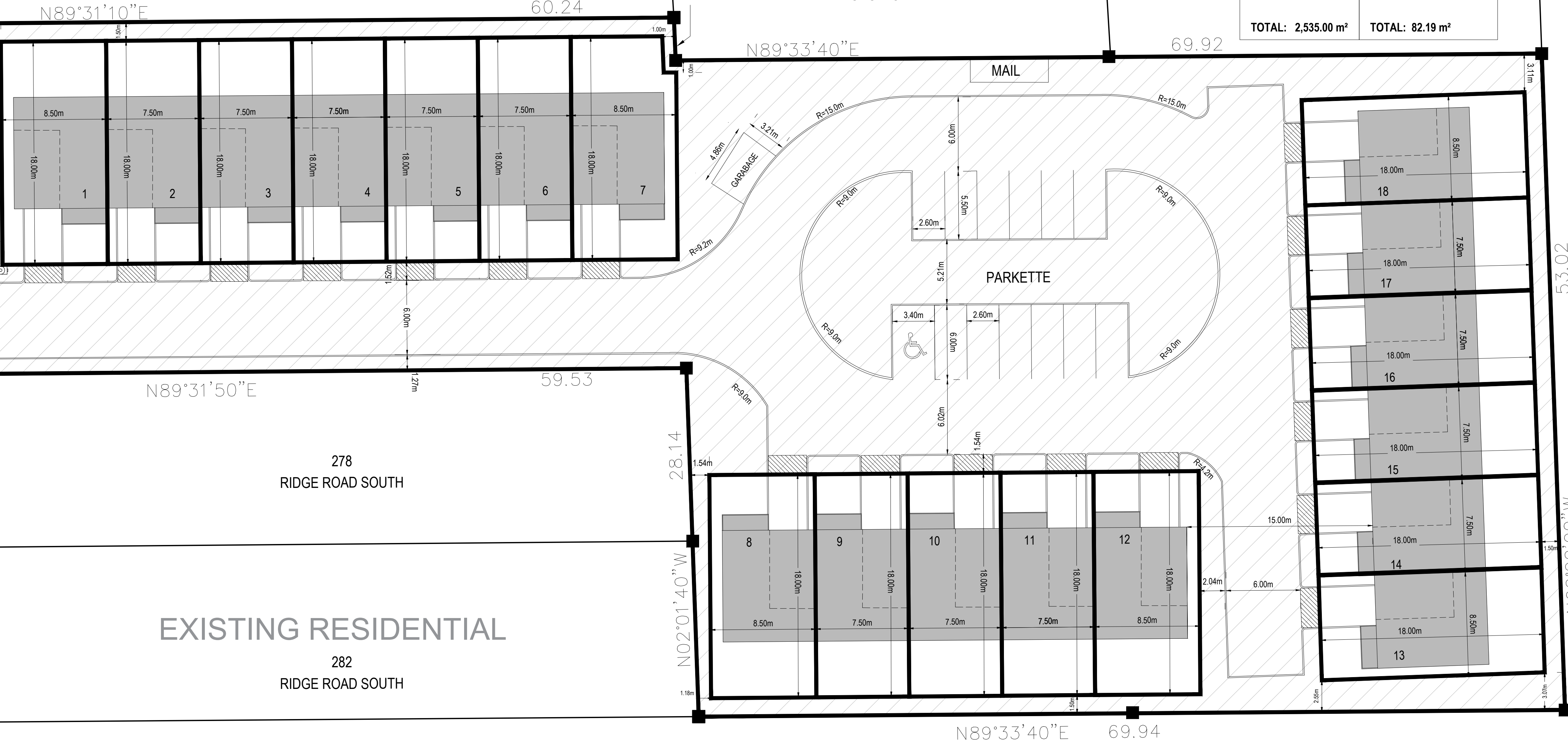
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECTS BEFORE PROCEEDING WITH THE WORK.
DRAWINGS ARE NOT TO BE SCALED.



THE CANADIAN BLOCK TOWNHOMES DEVELOPMENT
272 RIDGE ROAD S, FORT ERIE, ON

DRAFT PLAN OF VACANT LAND CONDOMINIUM

| | |
|--------------|------------|
| SCALE: | 1:200 |
| DRAWN: | DO |
| CHECKED: | LM |
| DATE: | 2022-05-13 |
| PROJ. NO.: | 2021-52 |
| DRAWING NO.: | A1-1 |



TOTAL COVERAGE:

| | | |
|-----------------|-------------------------|--------|
| SITE AREA: | 5,398.61 m ² | 100.0% |
| BUILDING AREA: | 1,214.00 m ² | 22.5% |
| LANDSCAPE AREA: | 2,454.28 m ² | 45.5% |
| ASPHALT AREA: | 1,730.33 m ² | 32.0% |

DENSITY:
DENSITY = 33.33 UNITS PER HECTARE

LAND USE SCHEDULE:

| LAND USE | AREA m ² | % |
|-------------------------|-------------------------------|---------------|
| UNIT AREA: | 2,535.00 m ² | 46.9% |
| COMMON ELEMENT | 2,863.61 m ² | 53.1% |
| TOTAL SITE AREA: | 5,398.61 m² | 100.0% |

REQUIREMENTS OF SECTION 51 (17) OF THE PLANNING ACT

| | | |
|-----------------------|--------------------|-----------------|
| a) SEE PLAN | e) SEE PLAN | i) SILT CLAY |
| b) SEE PLAN | f) SEE PLAN | j) SEE PLAN |
| c) SEE PLAN | g) SEE PLAN | k) FULL SERVICE |
| d) 18 TOWNHOUSE UNITS | h) MUNICIPAL WATER | l) SEE PLAN |