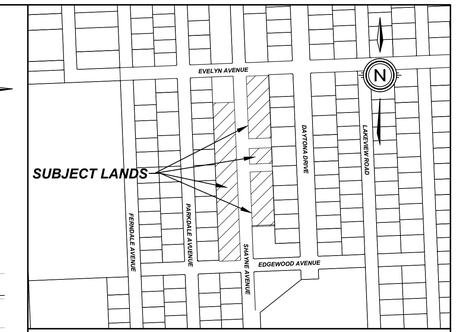
SHAYNE AVENUE
TOWN OF FORT ERIE



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 6, CONCESSION 3
TOWNSHIP OF BERTIE
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 TO THE TOWN OF FORT ERIE FOR APPROVAL.

02/22/2022
2842777 ONTARIO LTD. DATE

SURVEYOR'S CERTIFICATE

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

Don Chambers 02/25/2022
DON CHAMBERS, OLS DATE
CHAMBERS AND ASSOCIATES

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

a) SEE PLAN	e) SEE PLAN	i) CLAY LOAM
b) SEE PLAN	f) SEE PLAN	j) SEE PLAN
c) SEE PLAN	g) SEE PLAN	k) FULL SERVICE
d) SEE PLAN	h) MUNICIPAL WATER	l) SEE PLAN

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1–23	23	1.5598	100%
TOTAL		23	1.5598	100.00

DEVELOPABLE AREA = 1.5598ha
DEVELOPABLE DENSITY = 14.74 units/ha

#	REVISION	DATE	INIT
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0	ISSUED FOR SUBMISSION	2022–02–25	A.V

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE
DRAFT PLAN OF SUBDIVISION

DRAFTING	AV
DATE	FEBRUARY 22, 2022
PRINTED	FEBRUARY 25, 2022
SCALE	1:500
DWG No.	2113-DP
REV	0

DRAWING FILE: F:\2113\Planning\2113_Shayne Ave_DP_2021.12.13_AV.dwg PLOTTED: Feb 25, 2022 – 9:46am PLOTTED BY: mark