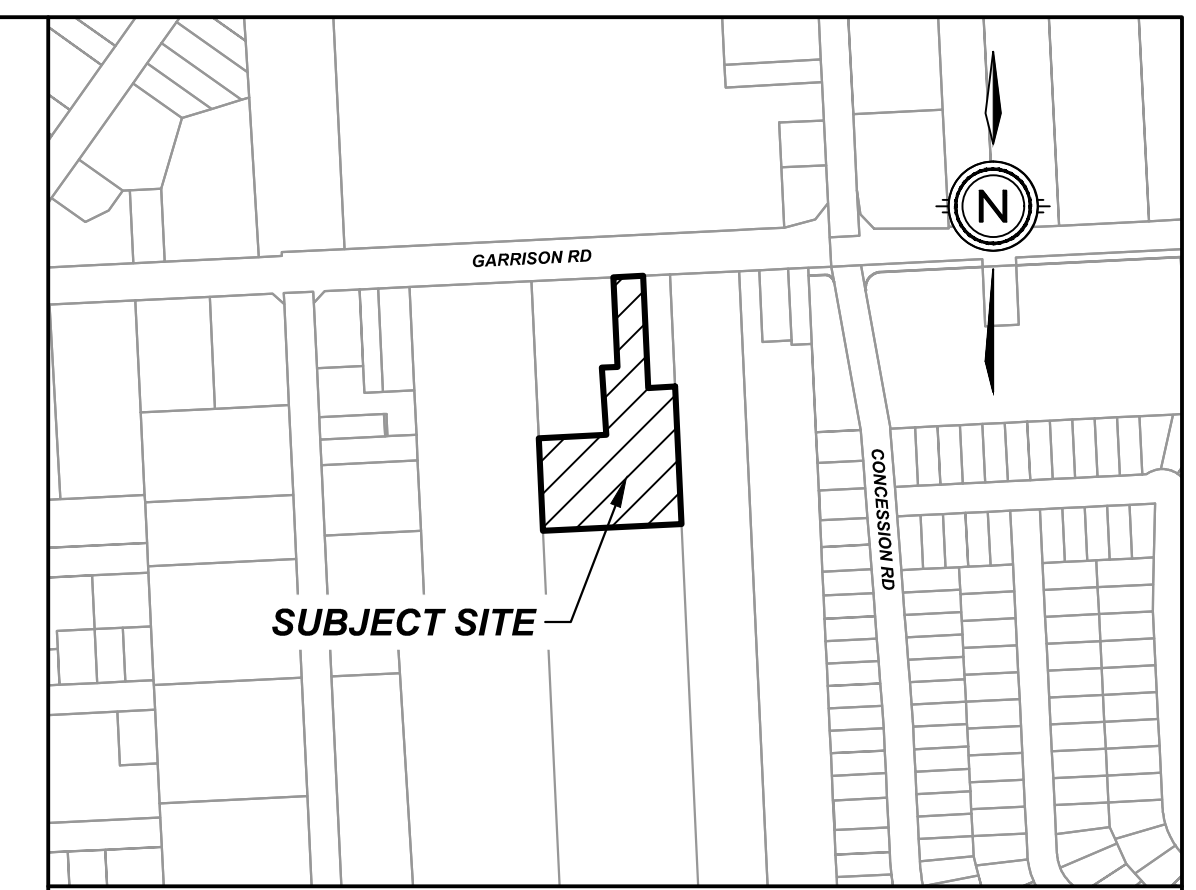
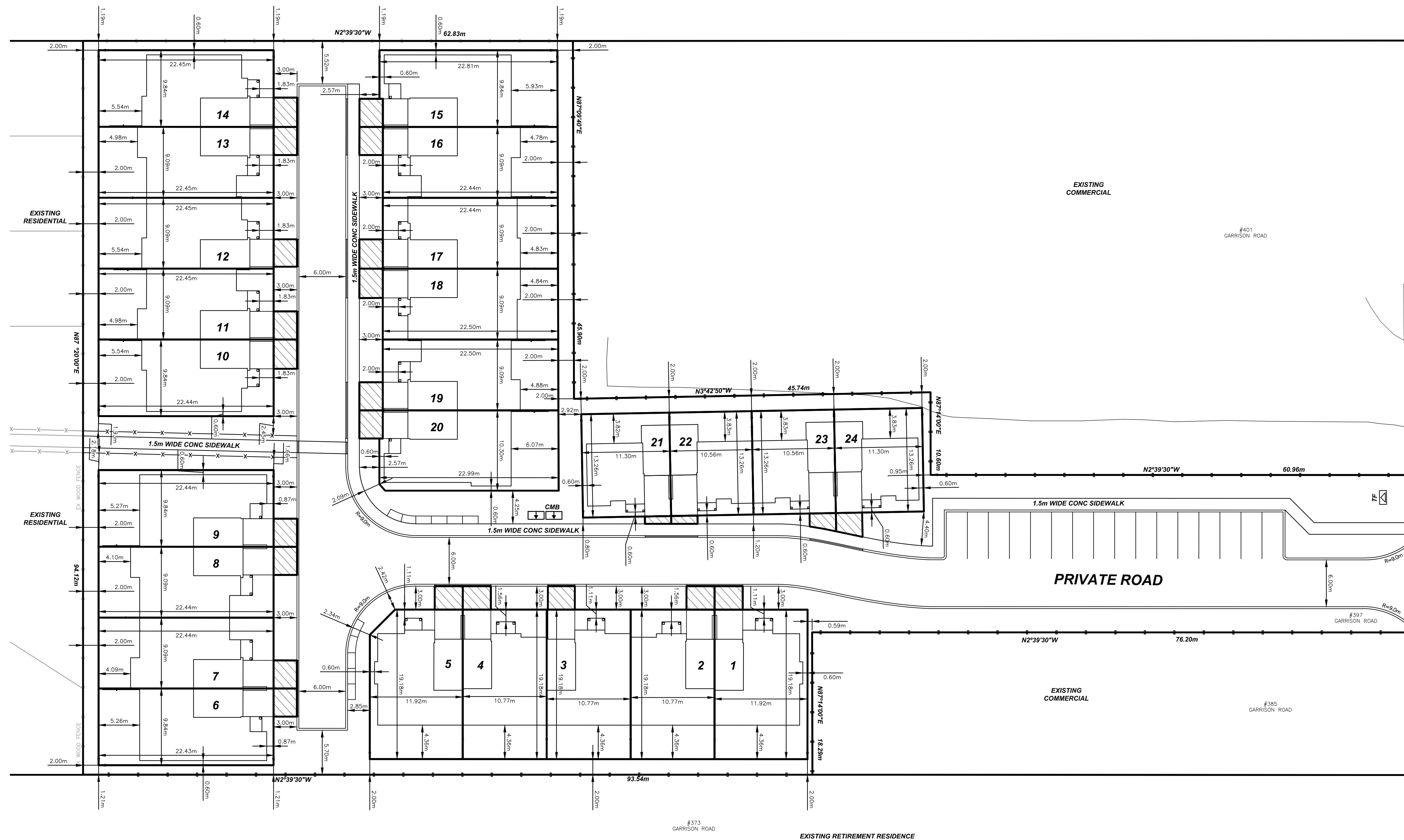


PEACE BRIDGE VILLAGE PHASE 3

TOWN OF FORT ERIE

UNIT #	USE AREA	
1	DWELLING 1a - DRIVEWAY (EXCLUSIVE USE)	228.63m ² 10.82m ²
2	DWELLING 2a - DRIVEWAY (EXCLUSIVE USE)	206.47m ² 10.82m ²
3	DWELLING 3a - DRIVEWAY (EXCLUSIVE USE)	206.48m ² 10.37m ²
4	DWELLING 4a - DRIVEWAY (EXCLUSIVE USE)	206.49m ² 10.82m ²
5	DWELLING 5a - DRIVEWAY (EXCLUSIVE USE)	223.42m ² 10.82m ²
6	DWELLING 6a - DRIVEWAY (EXCLUSIVE USE)	220.72m ² 10.82m ²
7	DWELLING 7a - DRIVEWAY (EXCLUSIVE USE)	203.92m ² 10.82m ²
8	DWELLING 8a - DRIVEWAY (EXCLUSIVE USE)	203.94m ² 10.82m ²
9	DWELLING 9a - DRIVEWAY (EXCLUSIVE USE)	220.78m ² 10.82m ²
10	DWELLING 10a - DRIVEWAY (EXCLUSIVE USE)	220.82m ² 11.27m ²
11	DWELLING 11a - DRIVEWAY (EXCLUSIVE USE)	204.00m ² 10.82m ²
12	DWELLING 12a - DRIVEWAY (EXCLUSIVE USE)	204.02m ² 10.82m ²
13	DWELLING 13a - DRIVEWAY (EXCLUSIVE USE)	204.04m ² 10.82m ²
14	DWELLING 14a - DRIVEWAY (EXCLUSIVE USE)	220.90m ² 11.27m ²
15	DWELLING 15a - DRIVEWAY (EXCLUSIVE USE)	223.07m ² 10.82m ²
16	DWELLING 16a - DRIVEWAY (EXCLUSIVE USE)	203.87m ² 10.82m ²
17	DWELLING 17a - DRIVEWAY (EXCLUSIVE USE)	204.13m ² 11.27m ²
18	DWELLING 18a - DRIVEWAY (EXCLUSIVE USE)	204.40m ² 11.30m ²
19	DWELLING 19a - DRIVEWAY (EXCLUSIVE USE)	204.66m ² 14.63m ²
20	DWELLING 20a - DRIVEWAY (EXCLUSIVE USE)	234.73m ² 10.82m ²
21	DWELLING 21a - DRIVEWAY (EXCLUSIVE USE)	149.87m ² 3.29m ²
22	DWELLING 22a - DRIVEWAY (EXCLUSIVE USE)	140.07m ² 3.50m ²
23	DWELLING 23a - DRIVEWAY (EXCLUSIVE USE)	140.08m ² 6.72m ²
24	DWELLING 24a - DRIVEWAY (EXCLUSIVE USE)	149.90m ² 9.25m ²
TOTAL DWELLING AREA		4829.40m ²
TOTAL EXCLUSIVE USE AREA		240.18m ²
TOTAL COMMON ELEMENT AREA		4033.46m ²
TOTAL AREA		9103.04m ²



KEY PLAN

N.T.S.

DRAFT PLAN OF VACANT LAND CONDOMINIUM

LEGAL DESCRIPTION

BLOCK 70, PLAN 59M-470
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.

[Signature]

ASHTON HOMES (WESTERN) LIMITED
MAY 29, 2020
DATE

SURVEYOR'S CERTIFICATE

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

[Signature]
DONALD G. CHAMBERS, O.L.S.
CHAMBERS AND ASSOCIATES SURVEYING LTD.

JUNE 24, 2020
DATE

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

LAND USE SCHEDULE

	Ha	%
BUILDINGS	0.290	31.87
DRIVEWAY/PARKING	0.217	23.84
LANDSCAPING	0.403	44.29
TOTAL	0.910	100.0

NOTE: BUILDING COVERAGE WITH REAR DECKS INCLUDED = 34.32%
[TYPICAL REAR DECK SIZE 9.29m² (100ft²)]

UNITS	24
DENSITY	26.37u/Ha
PARKING REQUIRED (1.5 per unit)	36
PARKING PROVIDED - DRIVEWAY	24
PARKING PROVIDED - VISITOR	16

#	ISSUED FOR APPROVAL	2020-06-17	M.K
	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	M.K.
DRAFT PLAN OF VACANT LAND CONDOMINIUM	DATE	MAY 28, 2020
	PRINTED	JUNE 24, 2020
	SCALE	1:300
	DWG No.	1724-DP
	REV	0