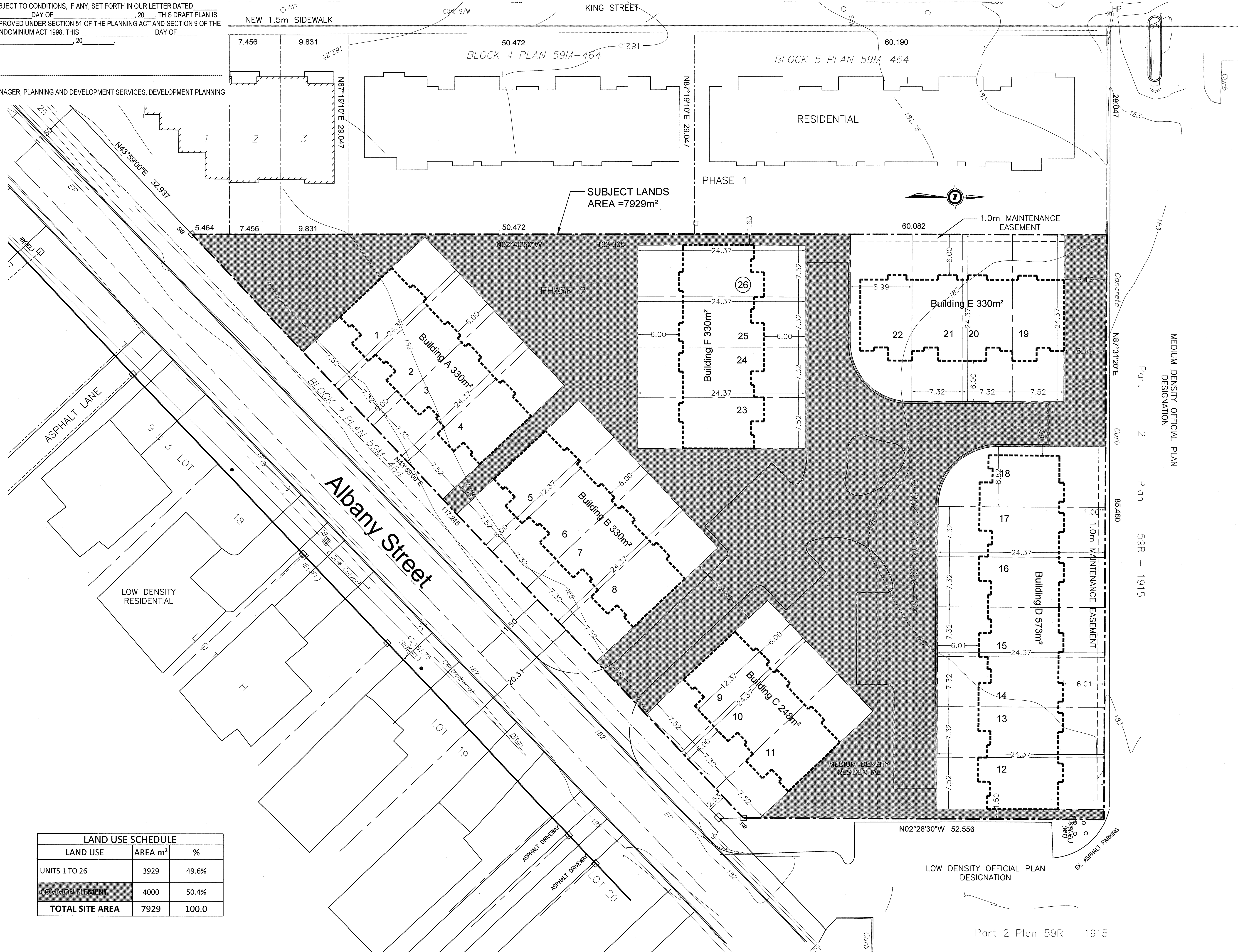


SUBJECT TO CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____. THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT 1998, THIS _____ DAY OF _____, 20____.

MANAGER, PLANNING AND DEVELOPMENT SERVICES, DEVELOPMENT PLANNING



LAND USE SCHEDULE		
LAND USE	AREA m ²	%
UNITS 1 TO 26	3929	49.6%
COMMON ELEMENT	4000	50.4%
TOTAL SITE AREA	7929	100.0



Monteith + Brown
planning consultants
510 PRINCESS AVENUE, LONDON, ONTARIO N6B 2S9
Tel: (519) 886-1300 E-mail: mbpc@mbpc.ca

DRAFT PLAN OF CONDOMINIUM (PHASED)

BLOCK 6 PLAN 59M-464
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

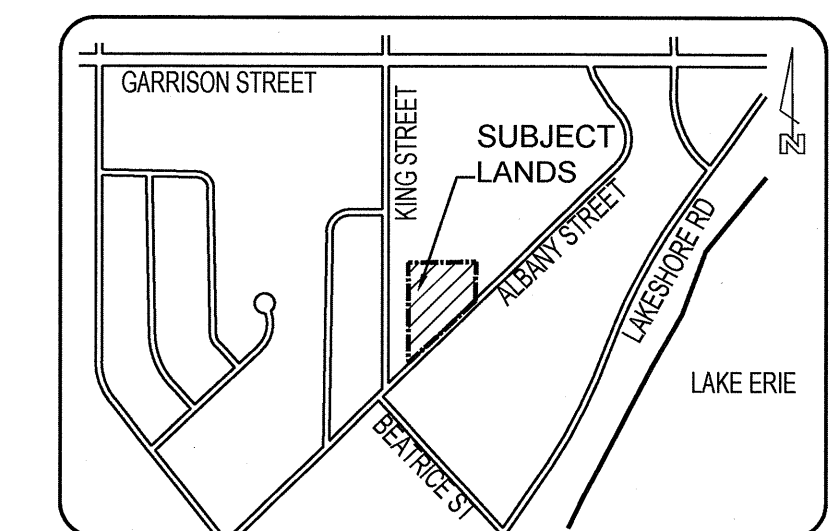
OWNER'S CERTIFICATE
I, Jay McGuffin of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Condominium on behalf of the owner.

Jay McGuffin
J. McGuffin, B.Sc., MPP, RPP
Monteith Brown Planning Consultants
Date: **FEB 7, 2020**

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.

Harold D. Hyde
Harold D. Hyde, O.L.S.
Rasch & Hyde Ltd.
Date: **FEB 5, 2020**

KEY PLAN: N.T.S.



No.	REMARKS	DATE
2	SUBMIT FOR REVIEW	FEB 2020
1	DPC PRE CONSULTATION	DEC 2018

RECORD OF SUBMISSION

- LEGEND**
- SUBJECT LANDS
 - - - PROPOSED UNIT LIMITS
 - PROPOSED ASPHALT
 - - - PROPOSED MAINTENANCE EASEMENT
 - PROPOSED BUILDING

SURVEYOR
RASCH & HYDE LTD.
Ontario Land Surveyors
P.O. Box 550, 74 Jarvis Street
FORT ERIE, ONT. L2A 5Y1
905-871-9757
(FAX 905-871-9748)

PLANNING ACT:
REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990 (as amended)
a) as shown on plan
b) as shown on plan
c) as shown on key plan
d) as shown on land use schedule
e) as shown on plan
f) as shown on plan
g) as shown on plan
h) municipal water
i) sandy silt / silty sand
j) as shown on plan
k) municipal sewers & water
l) as shown on plan

SCALE: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
SCALE 1:250
0 5 10 15m

PROJECT TITLE:
BRYDGEVIEW TOWNHOMES
Phase 2
1639875 ONTARIO LTD.

Prepared by: bs
Checked by: jms
Scale: 1:250 (24"x36")
Date: Jan 31, 2020
Drawn by: bs
Surveyed by: R&H

Drawing No. **1** File No. **15-1621**

Part 2 Plan 59R - 1915