



REGISTERED PLAN 519

"RESIDENTIAL"

3.81 WIDE LANE

"OTHER LANDS OF APPLICANT"

PART 1
PLAN 59R-4238

"COMMERCIAL"

PLAN

BLOCK

PART 2

59R-4238

505

BLOCK

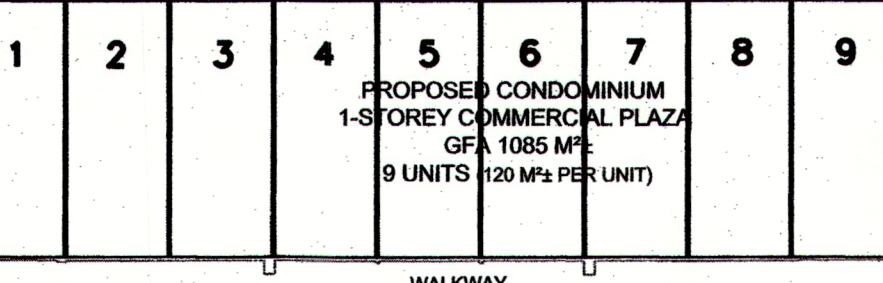
4

N 69°32'50" W 7.86
N 89°40'50" E 41.22
N 87°03'10" E 56.91

71.23

PROPOSED RIGHT-OF-WAY

16 PARKING SPACES TO BE MADE INTO CONDOMINIUM UNITS



PATIO AREA FOR THE EXCLUSIVE USE OF UNIT 10

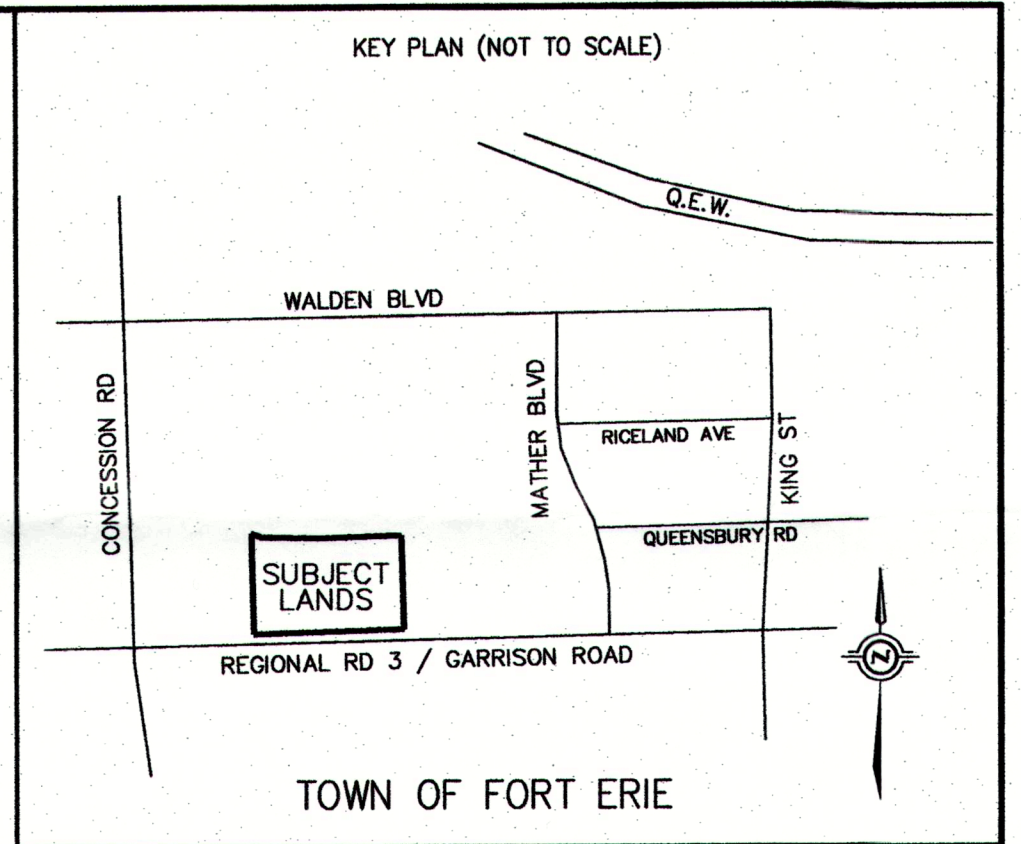
N 87°06'40" E 105.31
PART 2, PLAN 59R-14163 REQUIRED WIDENING PART 1, PLAN 59R-14163

PART 4, PLAN 59R-14163

PART 1, PLAN 59R-7368

REGIONAL ROAD No. 3
(REGIONAL ROAD - VARIABLE WIDTH)
GARRISON ROAD

(ROAD ALLOWANCE BETWEEN CONCESSION 1 NIAGARA RIVER & THE MILITARY RESERVE)



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)-13 PROPOSED COMMERCIAL UNITS AND 16 PARKING SPACE UNITS
- (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 STANDARD CONDOMINIUM OF
PART OF BLOCKS 4 & 5
(NORTH SIDE OF GARRISON ROAD)
REGISTERED PLAN 505
TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 500

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.

LAND USE ANALYSIS

LOT AREA	7043 sq.m
BUILDING AREA	1565 sq.m
BUILDING COVERAGE	22.2%
NUMBER OF UNITS	13 COMMERCIAL UNITS AND 16 PARKING SPACE UNITS
PARKING	79 (INCLUDES 3 ACCESSIBLE SPACES)

— DENOTES BOUNDARY OF CONDOMINIUM

OWNER'S CERTIFICATE

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

March 25, 2021
DATE

Vijay Patel
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.

March 25, 2021
DATE

Dasha Page
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:	CHECKED BY:	REFERENCE NO.:
AT	DP	20-16-102-00

FILE: G:\2020\20-16-102-00\Drawing\20-16-102-00 DRAFT CONDO.dgn
PLOTTED: 3/25/2021