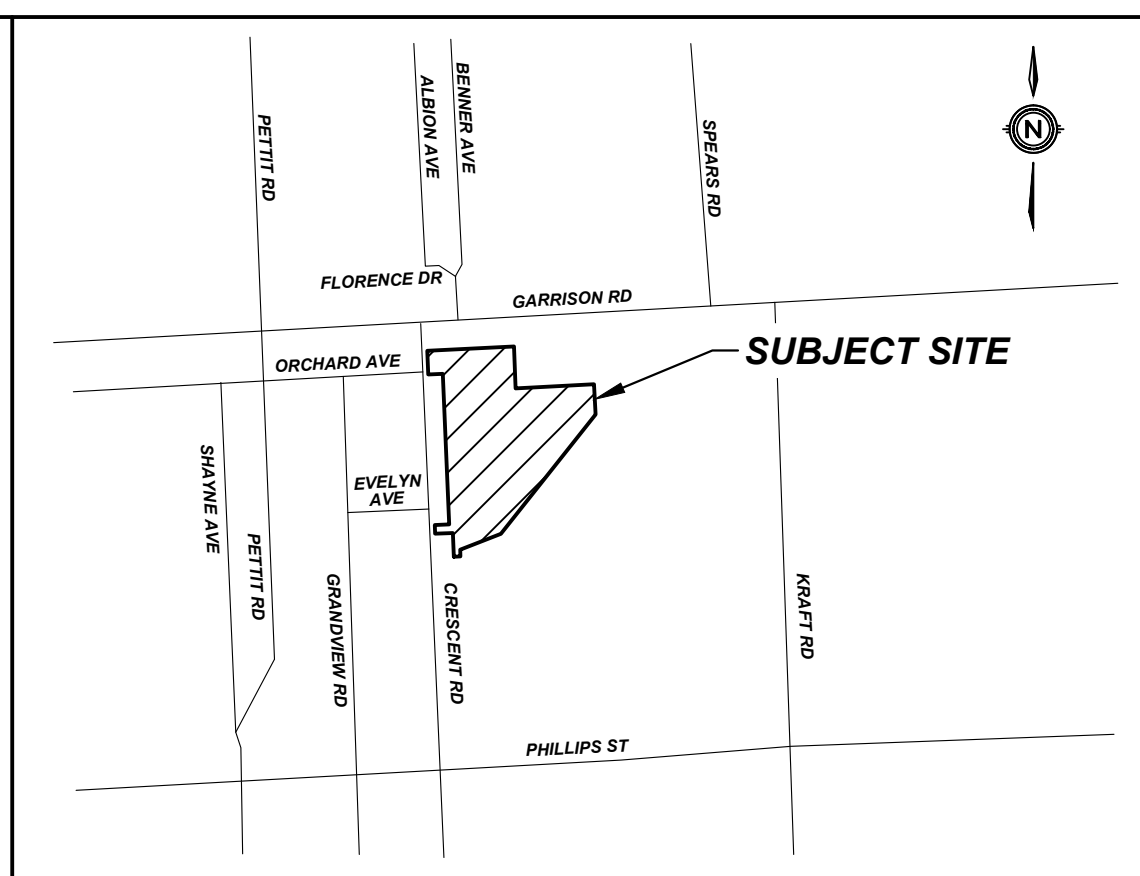
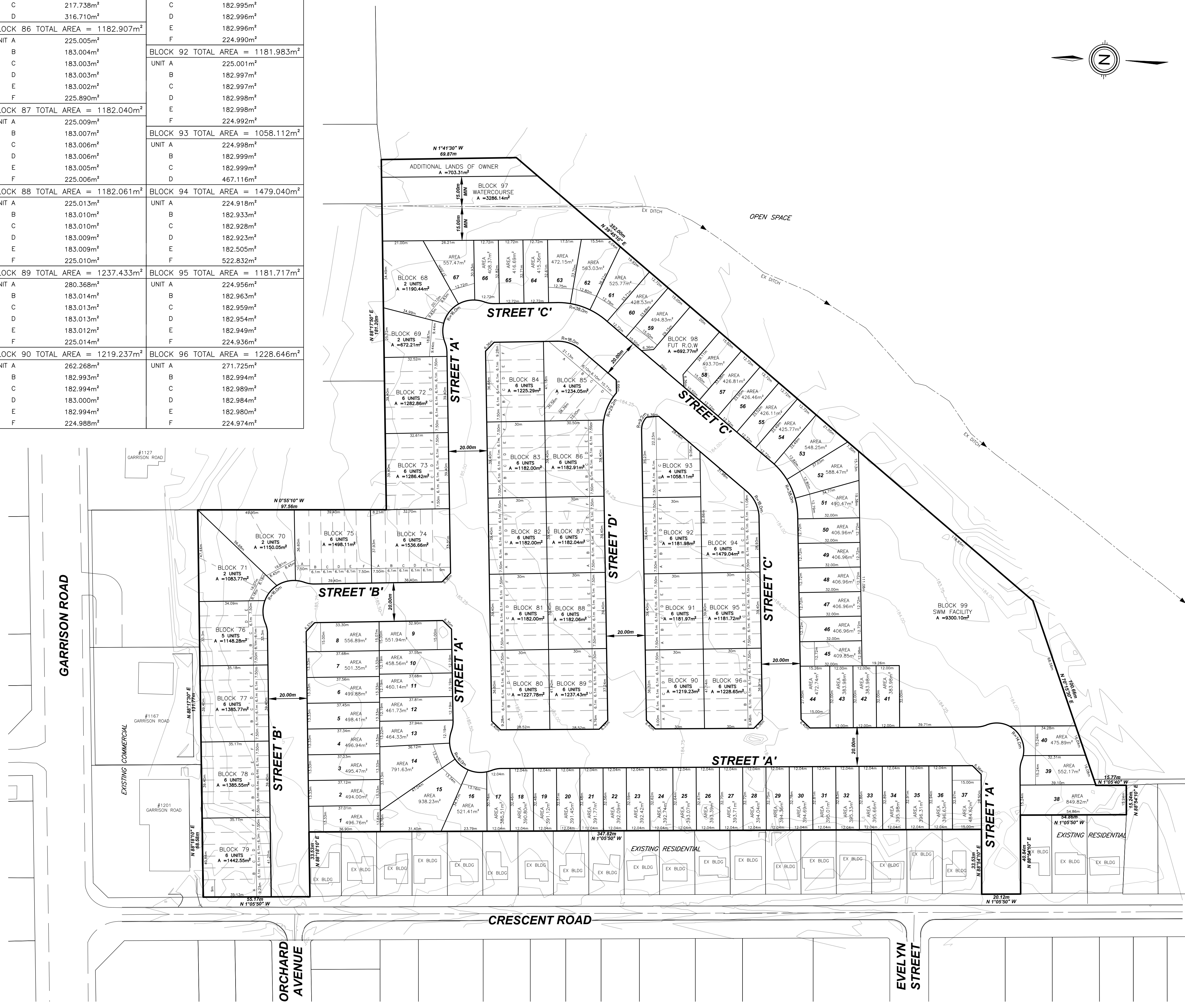


**STREET TOWNHOUSE  
BLOCK UNIT AREA**

BLOCK 72 TOTAL AREA = 1282.862m <sup>2</sup>	BLOCK 85 TOTAL AREA = 1234.052m <sup>2</sup>	BLOCK 91 TOTAL AREA = 1181.972m <sup>2</sup>
UNIT A 244.474m <sup>2</sup> B 198.744m <sup>2</sup> C 198.658m <sup>2</sup> D 198.573m <sup>2</sup> E 198.488m <sup>2</sup> F 243.926m <sup>2</sup>	UNIT A 465.755m <sup>2</sup> B 233.849m <sup>2</sup> C 217.738m <sup>2</sup> D 316.710m <sup>2</sup>	UNIT A 224.999m <sup>2</sup> B 182.995m <sup>2</sup> C 182.995m <sup>2</sup> D 182.996m <sup>2</sup> E 182.996m <sup>2</sup> F 224.990m <sup>2</sup>
BLOCK 73 TOTAL AREA = 1286.417m <sup>2</sup>	BLOCK 86 TOTAL AREA = 1182.907m <sup>2</sup>	BLOCK 92 TOTAL AREA = 1181.983m <sup>2</sup>
UNIT A 245.150m <sup>2</sup> B 199.294m <sup>2</sup> C 199.209m <sup>2</sup> D 199.123m <sup>2</sup> E 199.038m <sup>2</sup> F 244.602m <sup>2</sup>	UNIT A 225.005m <sup>2</sup> B 183.004m <sup>2</sup> C 183.003m <sup>2</sup> D 183.003m <sup>2</sup> E 183.002m <sup>2</sup> F 225.890m <sup>2</sup>	UNIT A 225.001m <sup>2</sup> B 182.997m <sup>2</sup> C 182.997m <sup>2</sup> D 182.998m <sup>2</sup> E 182.998m <sup>2</sup> F 224.992m <sup>2</sup>
BLOCK 74 TOTAL AREA = 1536.658m <sup>2</sup>	BLOCK 87 TOTAL AREA = 1182.040m <sup>2</sup>	BLOCK 93 TOTAL AREA = 1058.112m <sup>2</sup>
UNIT A 284.049m <sup>2</sup> B 230.602m <sup>2</sup> C 230.602m <sup>2</sup> D 230.607m <sup>2</sup> E 230.611m <sup>2</sup> F 330.187m <sup>2</sup>	UNIT A 225.009m <sup>2</sup> B 183.007m <sup>2</sup> C 183.006m <sup>2</sup> D 183.006m <sup>2</sup> E 183.005m <sup>2</sup> F 225.006m <sup>2</sup>	UNIT A 224.998m <sup>2</sup> B 182.999m <sup>2</sup> C 182.999m <sup>2</sup> D 230.611m <sup>2</sup> E 230.611m <sup>2</sup> F 467.116m <sup>2</sup>
BLOCK 75 TOTAL AREA = 1498.111m <sup>2</sup>	BLOCK 88 TOTAL AREA = 1182.061m <sup>2</sup>	BLOCK 94 TOTAL AREA = 1479.040m <sup>2</sup>
UNIT A 279.995m <sup>2</sup> B 234.089m <sup>2</sup> C 233.626m <sup>2</sup> D 233.026m <sup>2</sup> E 232.427m <sup>2</sup> F 284.949m <sup>2</sup>	UNIT A 225.013m <sup>2</sup> B 183.010m <sup>2</sup> C 183.010m <sup>2</sup> D 183.009m <sup>2</sup> E 183.009m <sup>2</sup> F 225.010m <sup>2</sup>	UNIT A 224.918m <sup>2</sup> B 182.933m <sup>2</sup> C 182.928m <sup>2</sup> D 182.923m <sup>2</sup> E 182.505m <sup>2</sup> F 522.832m <sup>2</sup>
BLOCK 76 TOTAL AREA = 1148.283m <sup>2</sup>	BLOCK 89 TOTAL AREA = 1237.433m <sup>2</sup>	BLOCK 95 TOTAL AREA = 1181.717m <sup>2</sup>
UNIT A 263.823m <sup>2</sup> B 214.584m <sup>2</sup> C 214.100m <sup>2</sup> D 206.178m <sup>2</sup> E 249.598m <sup>2</sup> F 263.812m <sup>2</sup>	UNIT A 280.368m <sup>2</sup> B 183.014m <sup>2</sup> C 183.013m <sup>2</sup> D 183.012m <sup>2</sup> E 225.014m <sup>2</sup>	UNIT A 224.956m <sup>2</sup> B 182.963m <sup>2</sup> C 182.959m <sup>2</sup> D 182.954m <sup>2</sup> E 182.949m <sup>2</sup> F 224.936m <sup>2</sup>
BLOCK 77 TOTAL AREA = 1385.771m <sup>2</sup>	BLOCK 90 TOTAL AREA = 1219.237m <sup>2</sup>	BLOCK 96 TOTAL AREA = 1228.646m <sup>2</sup>
UNIT A 263.766m <sup>2</sup> B 214.537m <sup>2</sup> C 214.545m <sup>2</sup> D 214.552m <sup>2</sup> E 214.559m <sup>2</sup> F 263.812m <sup>2</sup>	UNIT A 262.268m <sup>2</sup> B 182.993m <sup>2</sup> C 182.994m <sup>2</sup> D 183.000m <sup>2</sup> E 182.994m <sup>2</sup> F 224.988m <sup>2</sup>	UNIT A 271.725m <sup>2</sup> B 182.994m <sup>2</sup> C 182.989m <sup>2</sup> D 182.984m <sup>2</sup> E 182.980m <sup>2</sup> F 224.974m <sup>2</sup>
BLOCK 78 TOTAL AREA = 1385.545m <sup>2</sup>	BLOCK 91 TOTAL AREA = 1228.646m <sup>2</sup>	BLOCK 97 TOTAL AREA = 1228.646m <sup>2</sup>
UNIT A 263.743m <sup>2</sup> B 214.511m <sup>2</sup> C 214.511m <sup>2</sup> D 214.511m <sup>2</sup> E 214.513m <sup>2</sup> F 263.755m <sup>2</sup>	UNIT A 263.743m <sup>2</sup> B 214.511m <sup>2</sup> C 214.511m <sup>2</sup> D 214.511m <sup>2</sup> E 214.513m <sup>2</sup> F 263.755m <sup>2</sup>	UNIT A 263.743m <sup>2</sup> B 214.511m <sup>2</sup> C 214.511m <sup>2</sup> D 214.511m <sup>2</sup> E 214.513m <sup>2</sup> F 263.755m <sup>2</sup>
BLOCK 79 TOTAL AREA = 1442.546m <sup>2</sup>	BLOCK 92 TOTAL AREA = 1228.646m <sup>2</sup>	BLOCK 98 TOTAL AREA = 1228.646m <sup>2</sup>
UNIT A 320.758m <sup>2</sup> B 214.511m <sup>2</sup> C 214.511m <sup>2</sup> D 214.511m <sup>2</sup> E 214.511m <sup>2</sup> F 263.743m <sup>2</sup>	UNIT A 320.758m <sup>2</sup> B 214.511m <sup>2</sup> C 214.511m <sup>2</sup> D 214.511m <sup>2</sup> E 214.511m <sup>2</sup> F 263.743m <sup>2</sup>	UNIT A 320.758m <sup>2</sup> B 214.511m <sup>2</sup> C 214.511m <sup>2</sup> D 214.511m <sup>2</sup> E 214.511m <sup>2</sup> F 263.743m <sup>2</sup>
BLOCK 80 TOTAL AREA = 1227.776m <sup>2</sup>	BLOCK 93 TOTAL AREA = 1228.646m <sup>2</sup>	BLOCK 99 TOTAL AREA = 1228.646m <sup>2</sup>
UNIT A 270.776m <sup>2</sup> B 183.000m <sup>2</sup> C 183.000m <sup>2</sup> D 183.000m <sup>2</sup> E 183.000m <sup>2</sup> F 225.000m <sup>2</sup>	UNIT A 270.776m <sup>2</sup> B 183.000m <sup>2</sup> C 183.000m <sup>2</sup> D 183.000m <sup>2</sup> E 183.000m <sup>2</sup> F 225.000m <sup>2</sup>	UNIT A 270.776m <sup>2</sup> B 183.000m <sup>2</sup> C 183.000m <sup>2</sup> D 183.000m <sup>2</sup> E 183.000m <sup>2</sup> F 225.000m <sup>2</sup>
BLOCK 81 TOTAL AREA = 1182.000m <sup>2</sup>	BLOCK 94 TOTAL AREA = 1228.646m <sup>2</sup>	BLOCK 100 TOTAL AREA = 1228.646m <sup>2</sup>
UNIT A 225.000m <sup>2</sup> B 183.000m <sup>2</sup> C 183.000m <sup>2</sup> D 183.000m <sup>2</sup> E 183.000m <sup>2</sup> F 225.000m <sup>2</sup>	UNIT A 225.000m <sup>2</sup> B 183.000m <sup>2</sup> C 183.000m <sup>2</sup> D 183.000m <sup>2</sup> E 183.000m <sup>2</sup> F 225.000m <sup>2</sup>	UNIT A 225.000m <sup>2</sup> B 183.000m <sup>2</sup> C 183.000m <sup>2</sup> D 183.000m <sup>2</sup> E 183.000m <sup>2</sup> F 225.000m <sup>2</sup>
BLOCK 82 TOTAL AREA = 1182.000m <sup>2</sup>	BLOCK 95 TOTAL AREA = 1228.646m <sup>2</sup>	BLOCK 101 TOTAL AREA = 1228.646m <sup>2</sup>
UNIT A 225.000m <sup>2</sup> B 183.000m <sup>2</sup> C 183.000m <sup>2</sup> D 183.000m <sup>2</sup> E 183.000m <sup>2</sup> F 225.000m <sup>2</sup>	UNIT A 225.000m <sup>2</sup> B 183.000m <sup>2</sup> C 183.000m <sup>2</sup> D 183.000m <sup>2</sup> E 183.000m <sup>2</sup> F 225.000m <sup>2</sup>	UNIT A 225.000m <sup>2</sup> B 183.000m <sup>2</sup> C 183.000m <sup>2</sup> D 183.000m <sup>2</sup> E 183.000m <sup>2</sup> F 225.000m <sup>2</sup>
BLOCK 83 TOTAL AREA = 1182.000m <sup>2</sup>	BLOCK 96 TOTAL AREA = 1228.646m <sup>2</sup>	BLOCK 102 TOTAL AREA = 1228.646m <sup>2</sup>
UNIT A 225.000m <sup>2</sup> B 183.000m <sup>2</sup> C 183.000m <sup>2</sup> D 183.000m <sup>2</sup> E 183.000m <sup>2</sup> F 225.000m <sup>2</sup>	UNIT A 225.000m <sup>2</sup> B 183.000m <sup>2</sup> C 183.000m <sup>2</sup> D 183.000m <sup>2</sup> E 183.000m <sup>2</sup> F 225.000m <sup>2</sup>	UNIT A 225.000m <sup>2</sup> B 183.000m <sup>2</sup> C 183.000m <sup>2</sup> D 183.000m <sup>2</sup> E 183.000m <sup>2</sup> F 225.000m <sup>2</sup>
BLOCK 84 TOTAL AREA = 1225.293m <sup>2</sup>	BLOCK 97 TOTAL AREA = 1228.646m <sup>2</sup>	BLOCK 103 TOTAL AREA = 1228.646m <sup>2</sup>
UNIT A 225.000m <sup>2</sup> B 183.000m <sup>2</sup> C 183.000m <sup>2</sup> D 183.000m <sup>2</sup> E 183.000m <sup>2</sup> F 268.293m <sup>2</sup>	UNIT A 225.000m <sup>2</sup> B 183.000m <sup>2</sup> C 183.000m <sup>2</sup> D 183.000m <sup>2</sup> E 183.000m <sup>2</sup> F 268.293m <sup>2</sup>	UNIT A 225.000m <sup>2</sup> B 183.000m <sup>2</sup> C 183.000m <sup>2</sup> D 183.000m <sup>2</sup> E 183.000m <sup>2</sup> F 268.293m <sup>2</sup>

# CRESCENT ACRES TOWN OF FORT ERIE



**KEY PLAN**  
N.T.S.

**DRAFT PLAN OF SUBDIVISION**

**LEGAL DESCRIPTION**

PART OF LOT 4, CONCESSION 3 LAKE ERIE,  
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]* NOVEMBER 3, 2022  
CRESCENT ACRES LTD. DATE

**SURVEYOR'S CERTIFICATE**

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

*[Signature]* NOVEMBER 4, 2022  
DASHA PAGE, HON. B.Sc., O.L.S. 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 CLAY
- j) SEE PLAN
- k) FULL SERVICE
- l) SEE PLAN

**LAND USE SCHEDULE**

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	LOT 1-67	67	3.116	29.17
SEMI DETACHED RESIDENTIAL	BLOCK 68-71	8	0.410	3.84
STREET TOWNS	BLOCK 72-96	145	3.151	29.50
WATERCOURSE	BLOCK 97		0.328	3.07
FUTURE R.O.W.	BLOCK 98		0.069	0.65
STORMWATER MGMT FACILITY	BLOCK 99		0.930	8.71
ROADWAY			2.607	24.41
ADDITIONAL LANDS OF OWNER			0.070	0.65
<b>TOTAL</b>		<b>220</b>	<b>10.681</b>	<b>100.00</b>

DEVELOPABLE AREA = 10.378 ha  
DEVELOPABLE DENSITY = 21.20 units/ha

#	ISSUED FOR APPROVAL	DATE	INIT
0	ISSUED FOR APPROVAL	2022-11-03	M.K
#	REVISION		

**UPPER CANADA CONSULTANTS**  
ENGINEERS / PLANNERS  
30 Hanover Drive Unit 3  
St. Catharines, Ontario  
L2W 1A3  
Phone: (905)688-9400  
Fax: (905)688-5274

DRAWING TITLE	DRAFTING	G.S./M.C./M.K
<b>DRAFT PLAN OF SUBDIVISION CRESCENT ACRES</b>	DATE	SEPTEMBER 20, 2022
	PRINTED	NOVEMBER 4, 2022
	SCALE	1:1000
	DWG No.	19106-DP
	REV	0