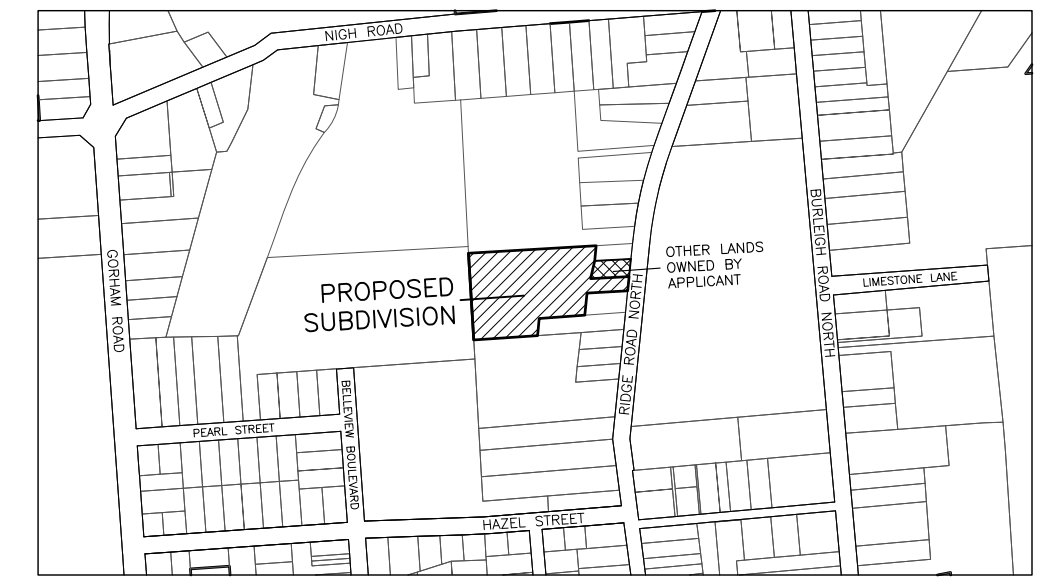


DRAFT PLAN OF SUBDIVISION PART OF LOT 23, CONCESSION 2, LAKE ERIE GEOGRAPHIC TOWNSHIP OF BERTIE TOWN OF FORT ERIE REGIONAL MUNICIPALITY OF NIAGARA SCALE 1:750

DRAFT PLAN T-



KEY PLAN

N.T.S

SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. SANDY SILT / CLAY SILT
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: JUNE 16, 2020

Donald G. Chambers
DONALD G. CHAMBERS OLS
CHAMBERS AND ASSOCIATES
SURVEYING LTD.

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF FORT ERIE FOR APPROVAL.

OWNER

ROYAL OAK PROPERTY
DEVELOPMENTS LTD.

1188 GARRISON ROAD
FORT ERIE, ONTARIO
L2A1P1

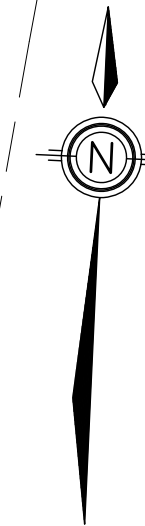
Brent King
BRENT KING PRESIDENT

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 1.351±Ha. (3.338±Acs)

	BLOCKS	LOTS	UNITS	±Ha.	±Acs.
BLOCKS FOR SEMI DETACHED DWELLINGS					
BLOCKS 1-3		3	6	0.365	0.902
MIN. LOT FRONTAGE = 26 METRES MIN. UNIT AREA = 1,200 SQUARE METRES					
LOTS FOR SINGLE DETACHED DWELLINGS					
LOT 4		1	1	0.073	0.180
MIN. LOT FRONTAGE = 14.7 METRES MIN. UNIT AREA = 700 SQUARE METRES					
APARTMENT RESIDENTIAL					
BLOCK 5	1		40	0.329	0.813
SUBTOTAL	1	4	47	0.767	1.895
BLOCK 6	- ENVIRONMENTAL PROTECTION AREA	1		0.083	0.205
BLOCK 7	- PARK	1		0.161	0.398
BLOCK 8-10	- 0.3m RESERVE	3		0.002	0.005
STREETS				0.338	0.835
20.0m. WIDE TOTAL LENGTH= 167±m. AREA= 0.290±Ha.					
TOTAL	6	4	47	1.351	3.338

NOTE - 0.3 METRE RESERVES HAVE BEEN EXAGGERATED TO 1 METRE FOR ILLUSTRATIVE PURPOSES



PROJECT No. P-3116
SCALE 1:750 JUNE 11, 2020
(3116DES5) X-REF: (3116MAS3 & 3116TOPO)

DWG. No. - 20:1

64 JARDIN DRIVE - UNIT 1B, CONCORD ONTARIO L4K 3P3
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Planning • Design • Development