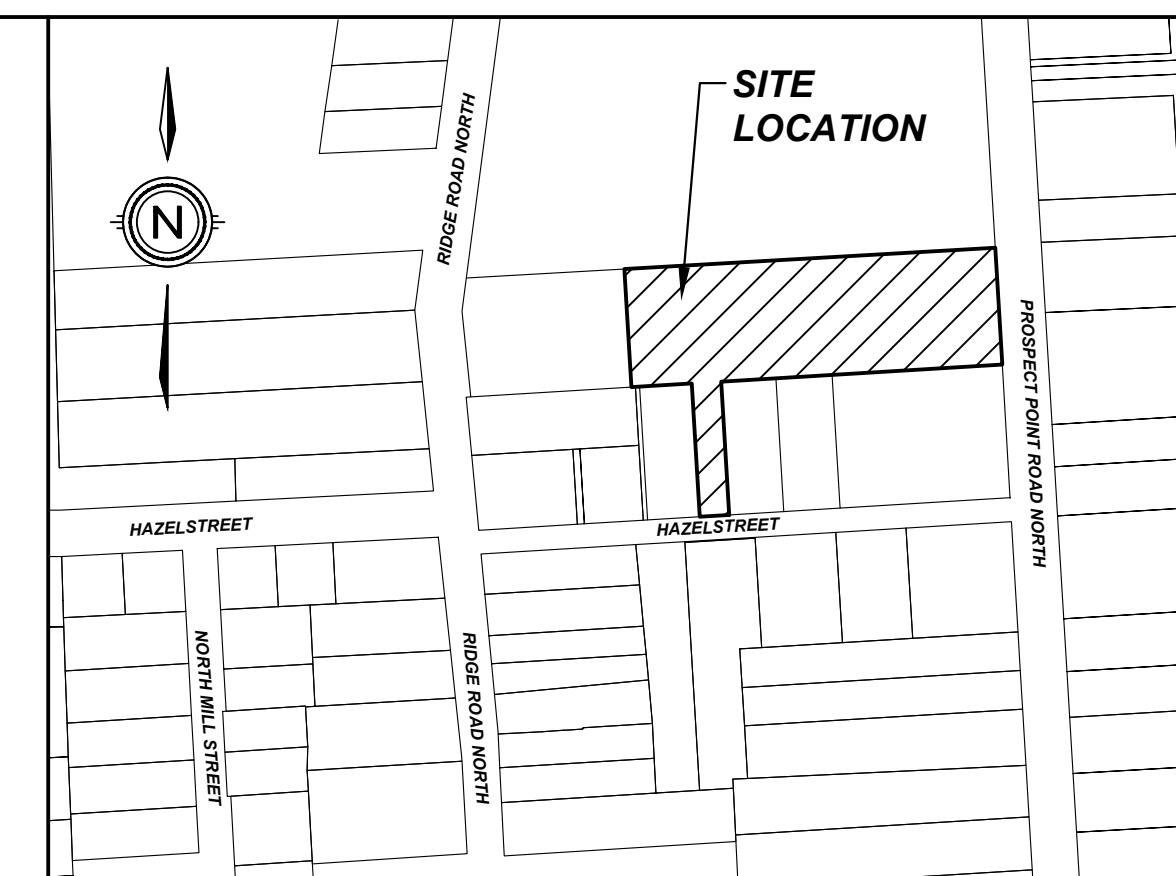
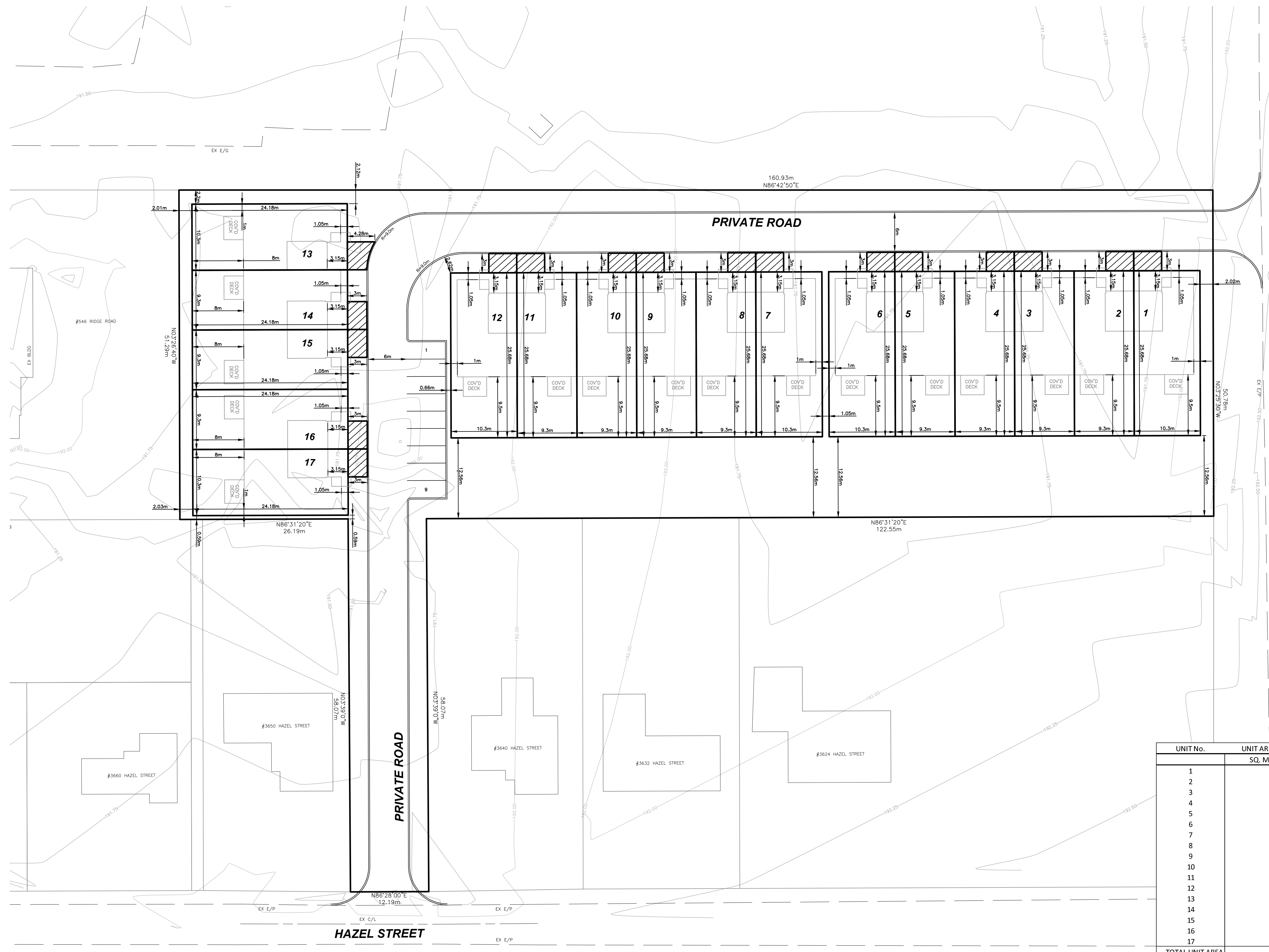


THE ENCLAVE TOWN OF FORT ERIE



KEY PLAN
N.T.S.

DRAFT PLAN OF VACANT LAND CONDOMINIUM

LEGAL DESCRIPTION

PART LOT 23, CONCESSION 3, LAKE ERIE
BERTIE, LOT 9 REGISTERED PLAN 405
IN THE TOWN OF FORT ERIE
REGIONAL MUNICIPALITY OF NIAGARA

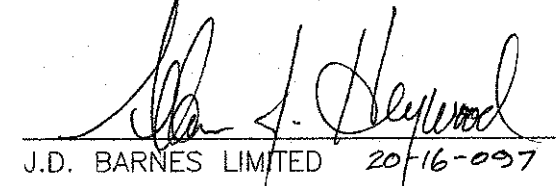
OWNER'S CERTIFICATE

BEING THE REGISTERED OWNER, I HEREBY
AUTHORIZE UPPER CANADA CONSULTANTS TO
PREPARE AND SUBMIT THIS DRAFT PLAN OF
VACANT LAND CONDOMINIUM TO THE TOWN OF
FORT ERIE FOR APPROVAL.

 NOVEMBER 29, 2022
2175725 ONTARIO INC. DATE

SURVEYOR'S CERTIFICATE

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

 Oct 5, 2022
J.D. BARNES LIMITED 2016-097 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

SITE STATISTICS

AREA	ha	% COVERAGE
BUILDING	0.243	27.24
ROAD/DRIVEWAY/PARKING	0.201	22.53
LANDSCAPING	0.448	50.23
(EXCLUDES PSW) TOTAL	0.892	100.00
UNITS		17
DEVELOPABLE AREA		0.892ha
DENSITY (UNITS/DEVELOPABLE AREA)		19.06u/ha

UNIT No.	UNIT AREA SQ. M	EXCL. USE AREA SQ. M
1	264.54	13.03
2	238.86	13.03
3	238.86	13.03
4	238.86	13.03
5	238.86	13.03
6	264.54	13.03
7	264.54	13.03
8	238.86	13.03
9	238.86	13.03
10	238.86	13.03
11	238.86	13.03
12	264.54	13.03
13	249.09	14.98
14	224.91	13.03
15	224.91	13.03
16	224.91	13.03
17	249.09	13.03
TOTAL UNIT AREA	4141.95	
TOTAL EXCL USE	223.46	
TOTAL LANDSCAPE	4557.25	
TOTAL LOT AREA	8922.66	



DRAWING TITLE	DRAFTING	TA
DRAFT PLAN OF VACANT LAND CONDOMINIUM	DATE	NOVEMBER 30, 2022
	PRINTED	NOVEMBER 30, 2022
	SCALE	1:300
	DWG No.	19123-DP
	REV	0