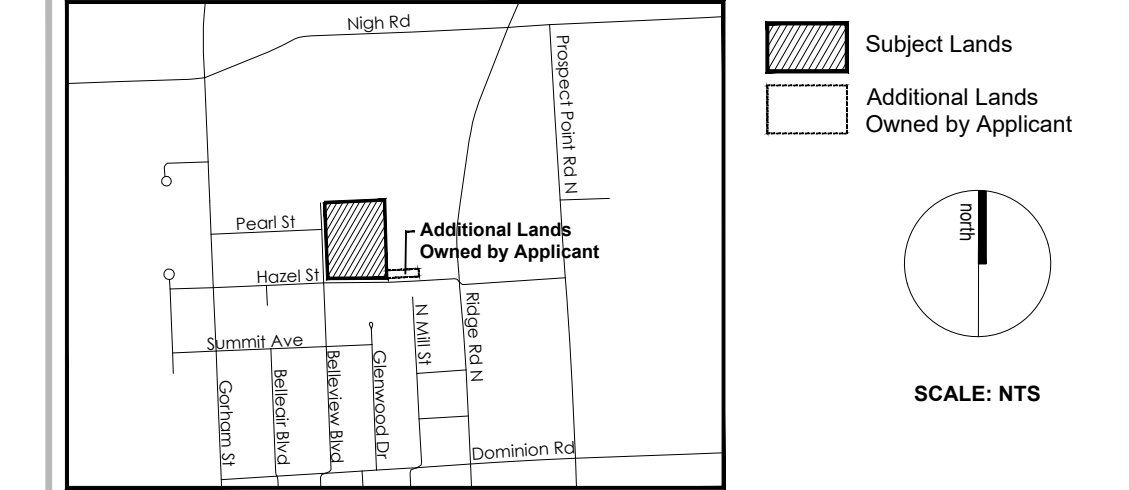


DRAFT PLAN OF VACANT LAND CONDOMINIUM

Legal Description
 Lt 42 Pt 500 Bertie; Pt Lt 23 Con 2 Lake Erie Bertie Being Part 1 On 59r15291
 Town Of Fort Erie

Key Plan



Source: Region of Niagara

Owner's Certificate

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: FEBRUARY 21, 2023
 BEN FRIEDMAN, SCHOUT GROUP

Surveyor's Certificate

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

DATE: FEBRUARY 9, 2023
 DONALD G. CHAMBERS B. Sc., O.L.S.

Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended

- | | | |
|----------------|-----------------------------|-------------|
| A. AS SHOWN | B. AS SHOWN | C. AS SHOWN |
| D. RESIDENTIAL | E. AS SHOWN | F. NONE |
| G. AS SHOWN | H. MUNICIPAL WATER SUPPLY | I. OTHER |
| J. NOT SHOWN | K. ALL SERVICES AS REQUIRED | L. AS SHOWN |

LAND USE ANALYSIS

LOT AREA	25,769m ²	(2.577ha)
UNIT AREA	15,394m ²	(1.539ha)
AREA OF COMMON ELEMENTS	10,375m ²	(1.037ha)
NUMBER OF UNITS	93	
PARKING SPACES	93 GARAGE	
	47 VISITOR	
		140 TOTAL PARKING SPACES

Notes

- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.
- ADJACENT PROPERTY BOUNDARIES ARE APPROXIMATE/ FOR INFORMATION PURPOSES ONLY.
- WOODLOT DRIPLINE/ DEVELOPMENT LIMIT DETERMINED BY GEOPROCESS RESEARCH.
- FC DENOTES FLUSH CURB.

Rev No.	Date	For Submission Issued / Revision	GC By
1.	July 17, 2023	For Submission	GC

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3V9 | P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Approval Stamp	Date	July 17, 2023
	File No.	1119B
	Plan Scale	1:400 (Arch D)
	Drawn By	GC
Checked By	CW	

Project
 3770 Hazel Street
 Town of Fort Erie

File Name Draft Plan of Vacant Land Condominium **Dwg No.** 1 of 1

