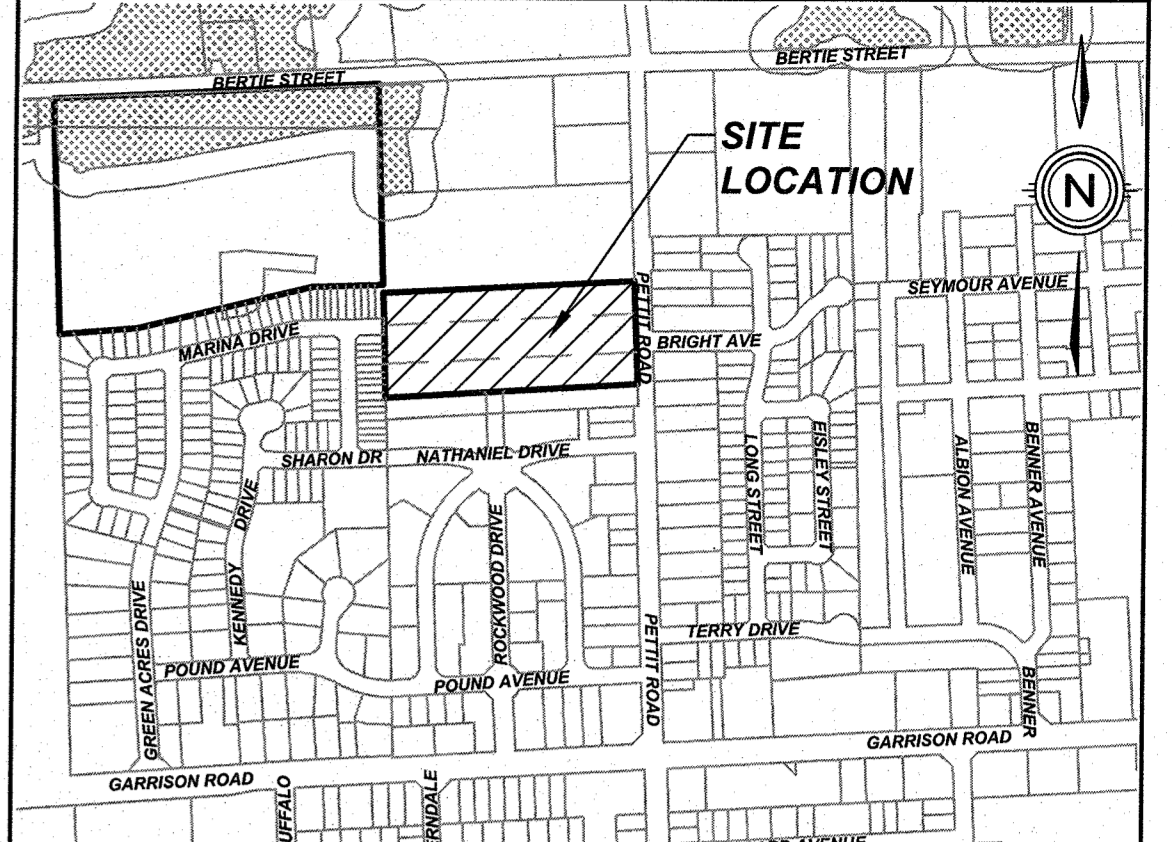


HIGH POINTE EAST FORT ERIE



KEY PLAN
N.T.S.

DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION

PART OF LOT 2, CONCESSION 5 NIAGARA RIVER, GEOGRAPHIC TOWNSHIP OF BERTIE NOW 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 SUBDIVISION TO THE TOWN OF FORT ERIE FOR APPROVAL.

David Dan April 13, 2023
MARINA (PETTIT ROAD) DEVELOPMENTS INC. DATE

SURVEYOR'S CERTIFICATE

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

Roy Kirkup April 14, 2023
ROY KIRKUP 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) CLAY LOAM
- j) SEE PLAN
- k) FULL SERVICE
- l) SEE PLAN

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE FAMILY RESIDENTIAL	1-5	5	0.241	6.29
SEMI-DETACHED RESIDENTIAL	6-9	8	0.295	7.70
STREET TOWN RESIDENTIAL	10-26	87	1.682	43.93
ADDITIONAL LANDS	27-30		0.071	1.85
STORMWATER MGMT FACILITY	31		0.280	7.31
1.45m ROAD WIDENING ROADWAY	32-33		0.013	0.35
			1.247	32.57
TOTAL		100	3.829	100.00

DEVELOPABLE AREA = 3.829ha
DEVELOPABLE DENSITY = 26.12 units/ha

#	ISSUED FOR REVIEW	2023-03-31	TA
0	ISSUED FOR REVIEW	2023-03-31	TA
#	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	TA
DRAFT PLAN OF SUBDIVISION	DATE	MARCH 31, 2023
	PRINTED	MARCH 31, 2023
	SCALE	1:500
DWG No.	22116-DP	REV
		0