

NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY

SKETCH FOR PLANNING PURPOSES ONLY

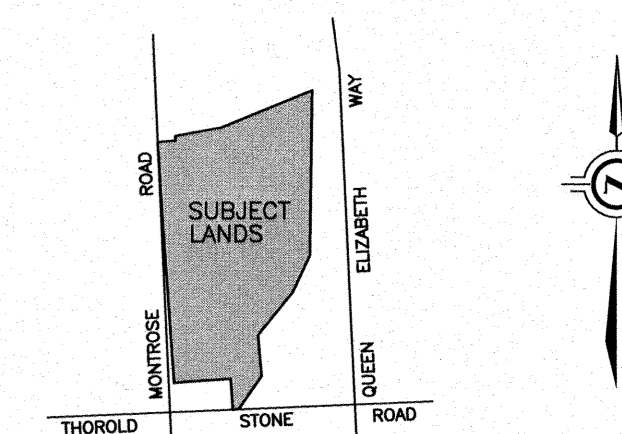
3370 MONTROSE ROAD
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 1000
0 20 40 60 metres

J.D. BARNES LIMITED
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METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048

KEY PLAN (not to scale)



CITY OF NIAGARA FALLS

LEGAL DESCRIPTION

PART OF LOTS 3 AND 4, REGISTERED PLAN 147, PART OF
STAMFORD TOWNSHIP LOTS 62 AND 71.

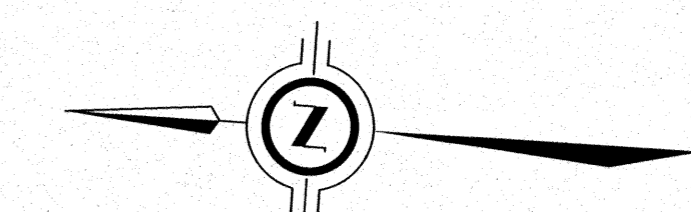
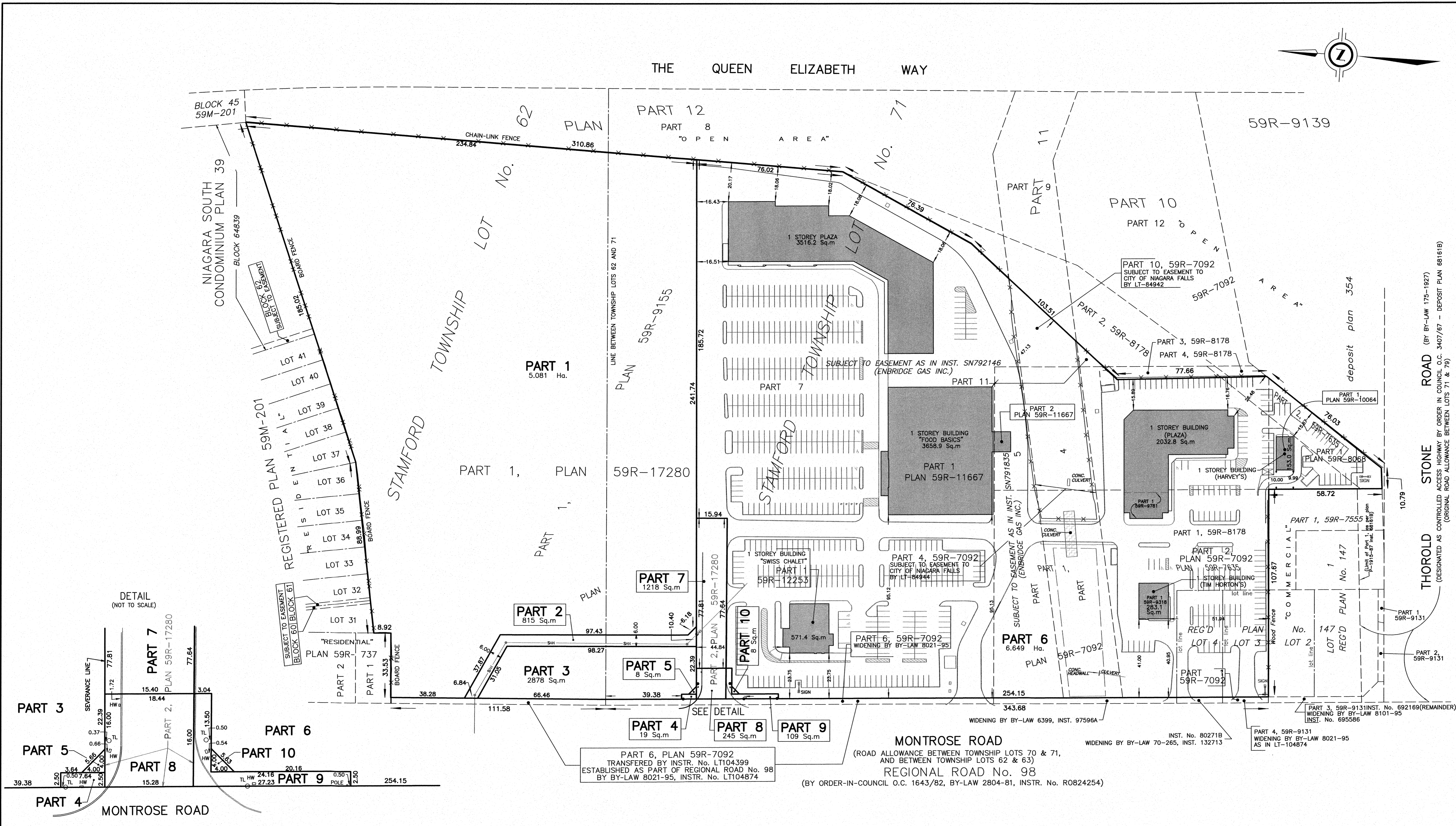
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RECORDS AND/OR FIELD MEASUREMENTS. THIS IS NOT A PLAN
OF SURVEY.

CAUTION

- (A) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- (B) THIS SKETCH IS PROTECTED BY COPYRIGHT.

PARTS 1, 2, 3, 4 & 5
TOTAL AREA=5.451 Ha.

PARTS 6, 7, 8, 9 & 10
TOTAL AREA=6.807 Ha.
BUILDING COVERAGE=10215 sq.m (15.0%)
LANDSCAPE/OPEN SPACE=15185 sq.m (22.3%)



THE QUEEN ELIZABETH WAY

BLOCK 45
59M-201

NIAGARA SOUTH
CONDOMINIUM PLAN 39

REGISTERED PLAN 59M-201

STAMFORD
TOWNSHIP

MONTROSE ROAD
(ROAD ALLOWANCE BETWEEN TOWNSHIP LOTS 70 & 71,
AND BETWEEN TOWNSHIP LOTS 62 & 63)
REGIONAL ROAD No. 98
(BY ORDER-IN-COUNCIL O.C. 1643/82, BY-LAW 2804-81, INSTR. No. R0824254)

STONE ROAD (BY BY-LAW 175-1927)
THOROLD (DESIGNATED AS CONTROLLED ACCESS HIGHWAY BY ORDER IN COUNCIL O.C. 3407/87 - DEPOSIT PLAN 68161B)
(ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 71 & 79)

July 18, 2024
DATE

DASHA PAGE
ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 336-3693 F: (905) 336-4221 www.jdbarnes.com

TS/JN	DRAWN
AH	CHECKED
JUL 18/24	SUBMITTED
21-16-135-00	REF. No.

FILE: G:\PROJECTS\21-16-135\00\Drawings\21-16-135-00-LDC.dwg
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