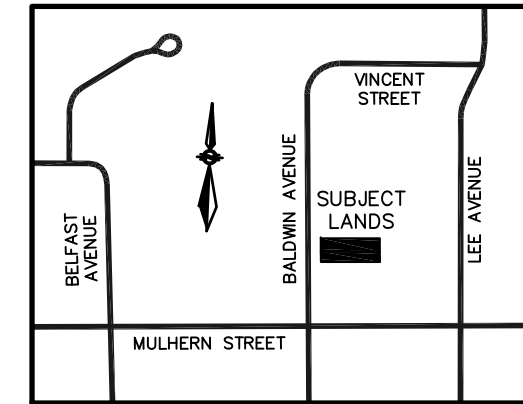
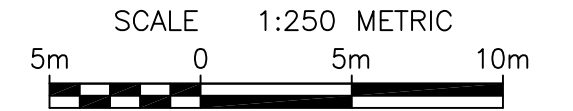


REGISTERED PLAN No. 82

PRELIMINARY SKETCH TO ACCOMPANY AN APPLICATION UNDER THE PLANNING ACT

LOT 32
REGISTERED PLAN No. 82
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA



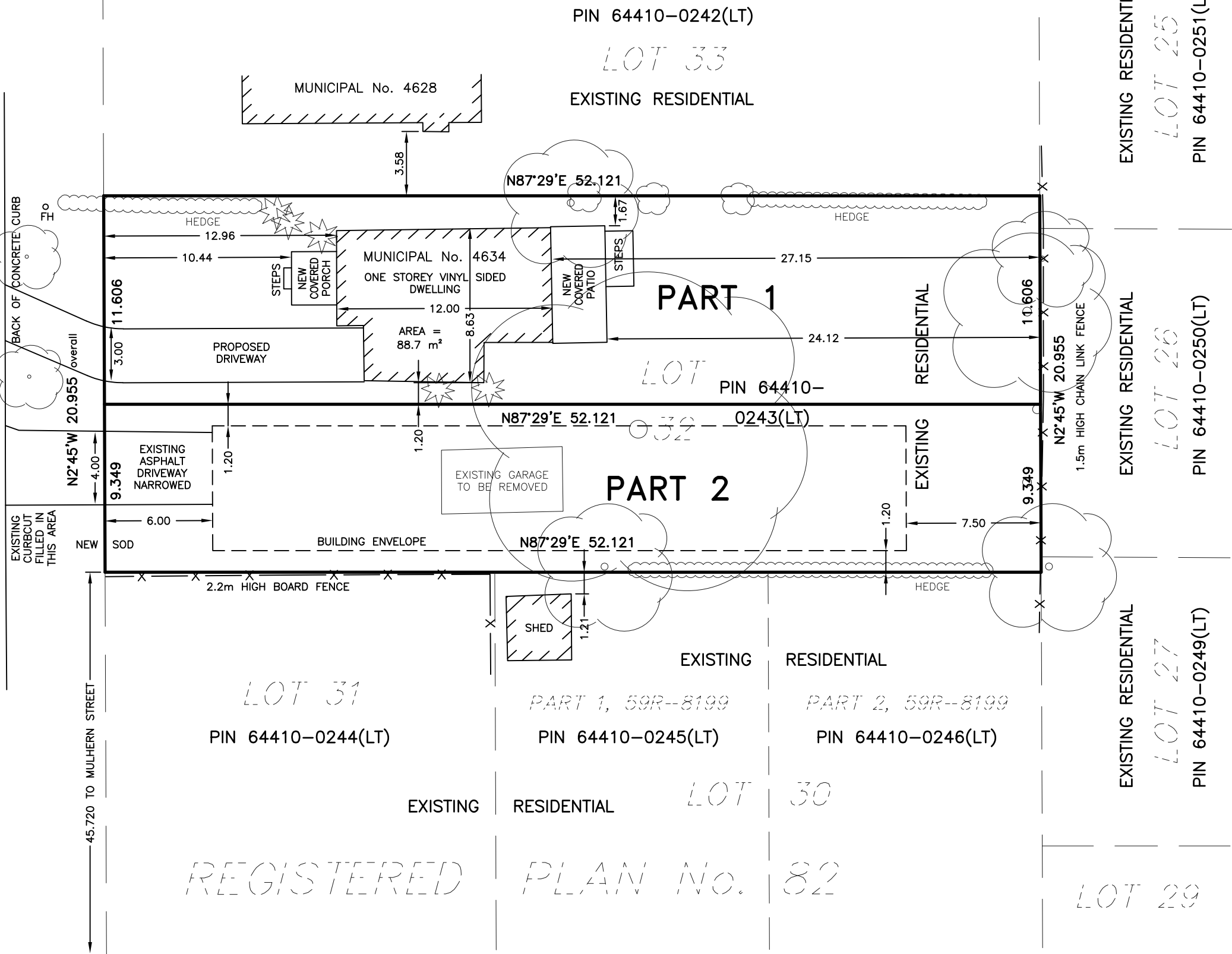
KEY PLAN
NOT TO SCALE

AREA SCHEDULE			
DESCRIPTION	AREA (m ²)	COVERAGE	LANDSCAPE OPEN SPACE
PART 1	604.9	19.2%	73.6%
PART 2	487.3	-	-

BALDWIN AVENUE
 (BY REGISTERED PLAN No. 82)
 (PUBLIC TRAVELLED ROAD, 20.117 WIDE)
 PIN 64410-0152(LT)



PROPOSED CURB CUT
 EDGE OF ASPHALT ROAD
 BACK OF CONCRETE CURB
 EXISTING CURB CUT FILLED IN THIS AREA



LOT 31
 PIN 64410-0244(LT)

EXISTING RESIDENTIAL
 PART 1, 59R-8199
 PIN 64410-0245(LT)

EXISTING RESIDENTIAL
 PART 2, 59R-8199
 PIN 64410-0246(LT)

REGISTERED PLAN No. 82

EXISTING RESIDENTIAL
 LOT 27
 PIN 64410-0249(LT)

EXISTING RESIDENTIAL
 LOT 25
 PIN 64410-0251(LT)

EXISTING RESIDENTIAL
 LOT 26
 PIN 64410-0250(LT)

Brent Larocque

JUNE 12, 2024 BRENT LAROCQUE O.L.S.

RICHARD LAROCQUE LIMITED
 ONTARIO LAND SURVEYORS & CONSULTANTS
 12 LYMAN STREET, ST. CATHARINES, ONTARIO
 905-688-1413
 6385 COLBORNE STREET, NIAGARA FALLS, ONTARIO
 905-358-8400
 www.larocquegroup.ca

THIS SKETCH IS PREPARED FOR AN APPLICATION UNDER THE PLANNING ACT AND ALL DIMENSIONS ARE TO BE CONFIRMED BY SURVEY.

NOTE: THE LOT DIMENSIONS ILLUSTRATED HEREON WERE OBTAINED FROM PLANS AND DOCUMENTS ON FILE AT THE LAND REGISTRY OFFICE

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

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DRAWN BY:
D.B.

CHECKED BY:
B.L.

DATE:
JUNE 12, 2024

FILE: NS2023-001
 DWG. FILE: NS2023-001-04