

NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY

SKETCH FOR PLANNING PURPOSES ONLY

7690 THOMAS STREET
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 250

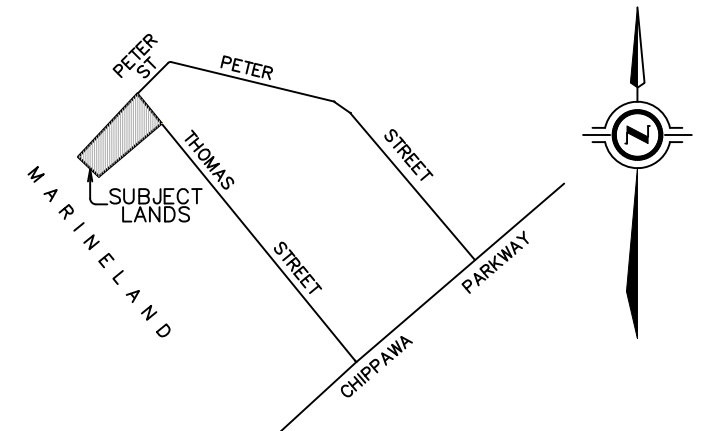


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METRIC NOTE

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

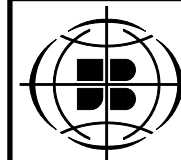
LOT 13, BLOCK 3, PLAN 254

BOUNDARY INFORMATION HAS BEEN DERIVED FROM A FIELD SURVEY DATED AUGUST 22, 2023. THIS IS NOT A PLAN OF SURVEY.

SOME FEATURES SHOWN ON THIS SKETCH HAVE BEEN DIGITIZED FROM AERIAL PHOTOGRAPHY - LOCATION IS APPROXIMATE.

NOVEMBER 14, 2024
DATE

ALLAN J. HEYWOOD
ONTARIO LAND SURVEYOR

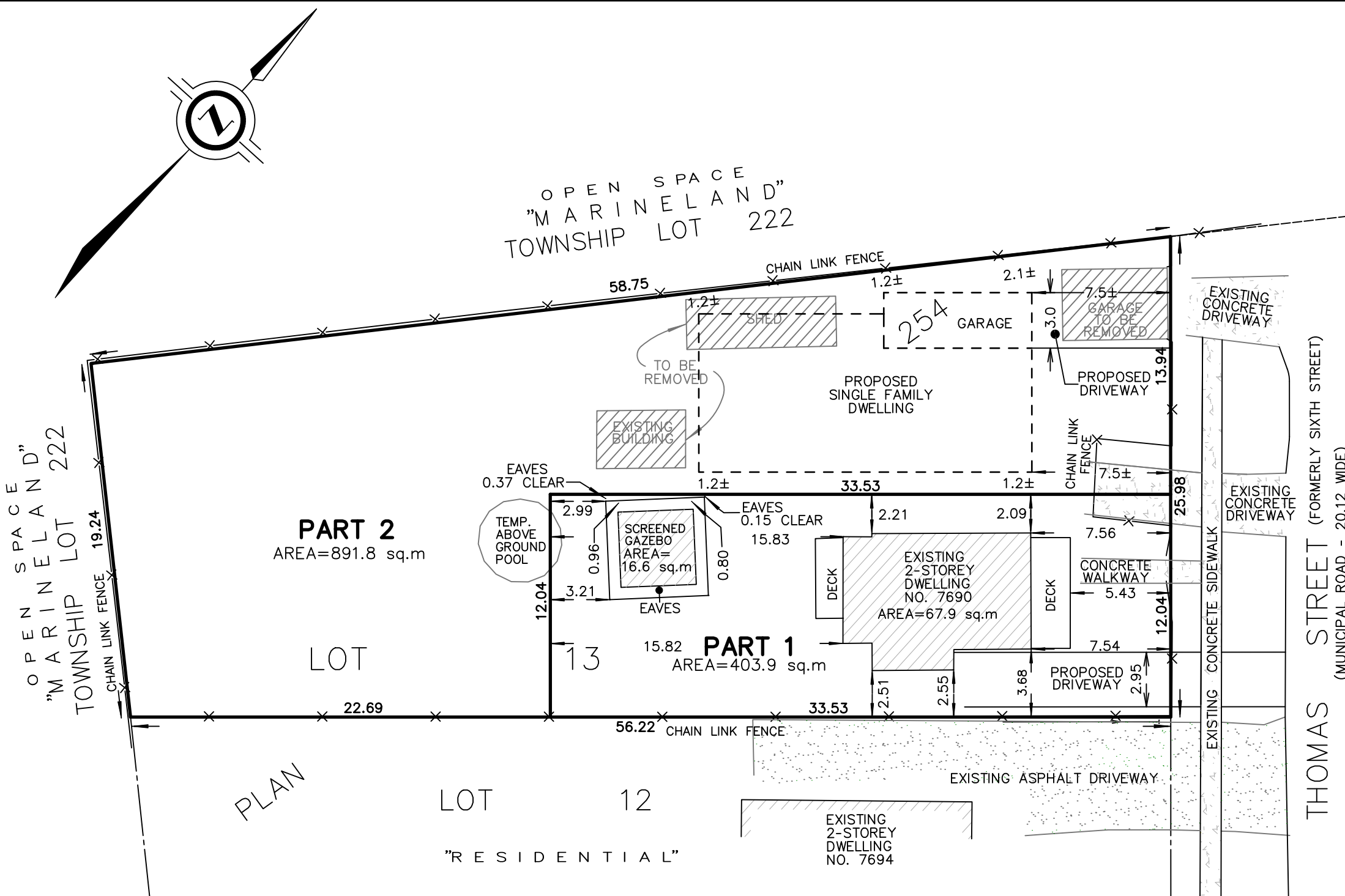


J.D. BARNES LIMITED

LAND INFORMATION SPECIALISTS
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SURVEYING
MAPPING
GIS

TS	DRAWN
AH	CHECKED
10/19/2023	DATED:
22-16-368-00	Ref. No.



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.

PART 1
SINGLE FAMILY DWELLING
COVERAGE 20.9%
BUILDING HEIGHT - 7.5m
PARKING - 1 DRIVEWAY SPACE
DRIVEWAY AREA - 8.2%
ACCESSORY STRUCTURE
MAX ROOF 3.75m HIGH

PART 2
PROPOSED SINGLE FAMILY DWELLING
COVERAGE - 20%
HEIGHT - MAX 10m
PARKING - 1 GARAGE SPACE, 1 DRIVEWAY SPACE
DRIVEWAY AREA - 2.5%
LANDSAPING - 75%

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