

	PART 1	PART 2
AREA	266.6 sq.m	265.4 sq.m
BUILDING AREA	94.7 sq.m	94.7 sq.m
COVERAGE (%)	35.5%	35.7%
BUILDING HEIGHT	9.0m	9.0m
LANDSCAPED OPEN SPACE	139.2m <sup>2</sup> (52.2%)	138.7m <sup>2</sup> (52.2%)

82

NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY

SKETCH FOR PLANNING PURPOSES ONLY

# 4650 & 4652 BELFAST AVENUE

CITY OF NIAGARA FALLS

REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 200



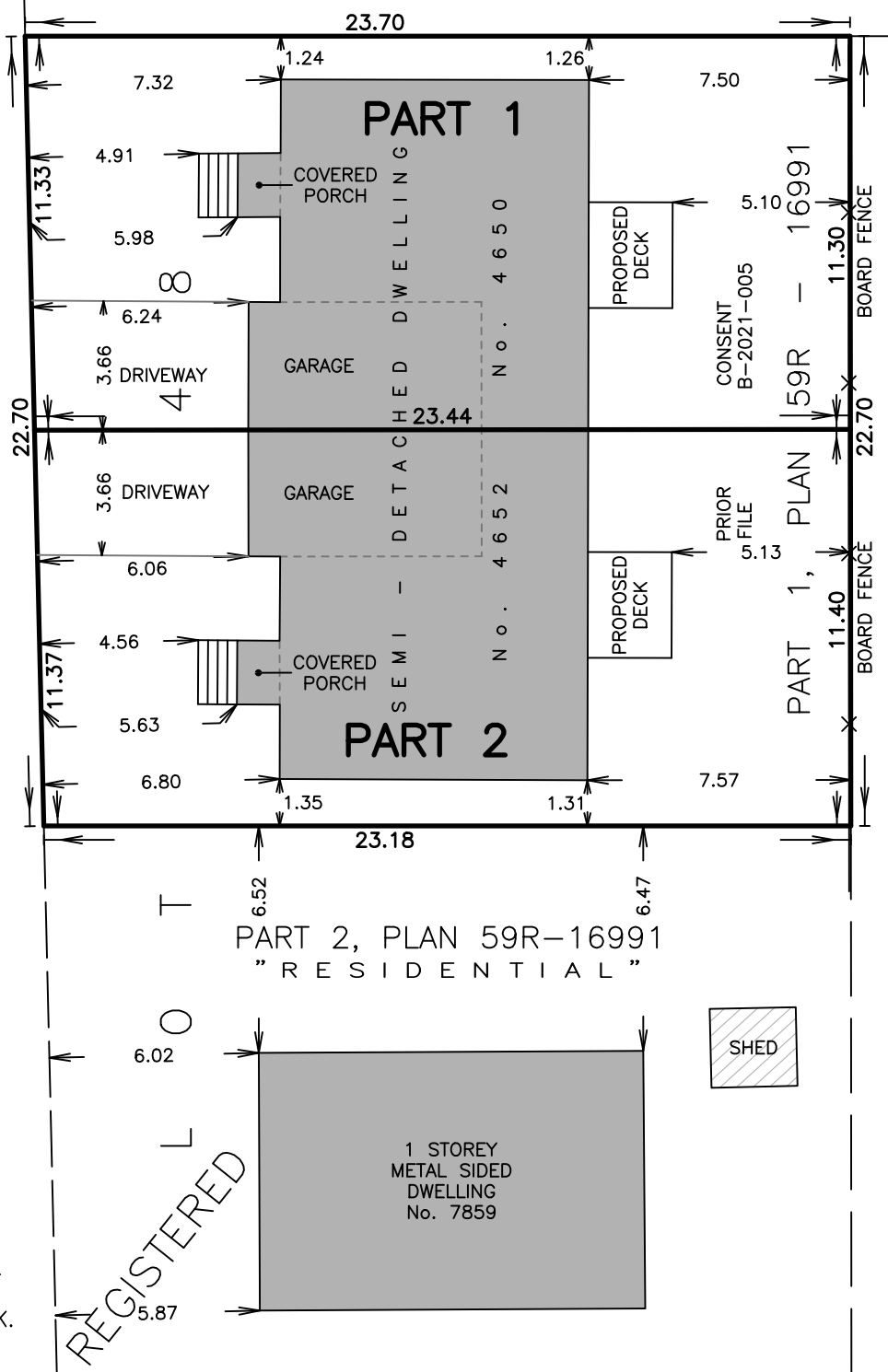
J.D. BARNES LIMITED

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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

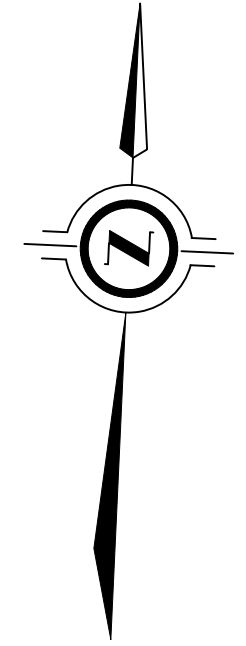
BELFAST AVENUE  
(MUNICIPAL ROAD - 20.12 WIDE)



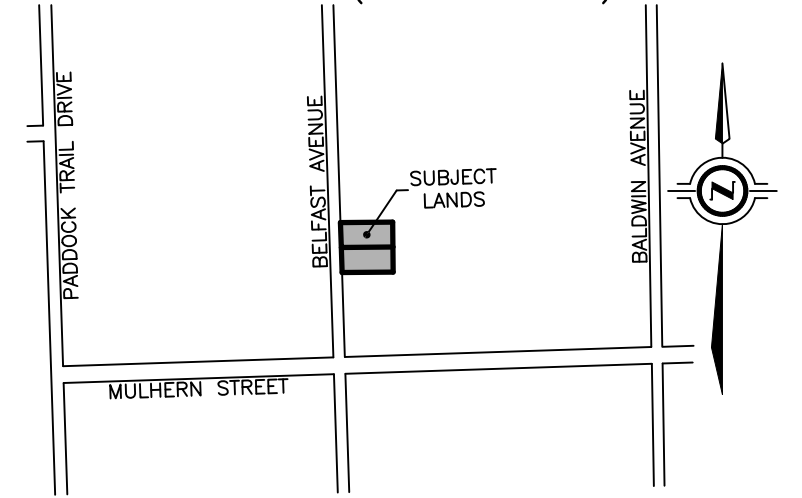
AREA=266.6 sq.m

AREA=265.4 sq.m

LOT 49  
"RESIDENTIAL"



### KEY PLAN (not to scale)



CITY OF NIAGARA FALLS

### LEGAL DESCRIPTION

PART OF LOT 48, REGISTERED PLAN 82

BOUNDARY INFORMATION HAS BEEN DERIVED FROM A FIELD SURVEY DATED SEPTEMBER 15, 2024. THIS IS NOT A PLAN OF SURVEY.

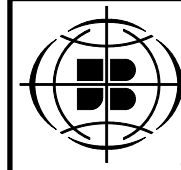
### CAUTION

- (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.

NOTE:  
DRIVEWAYS & DECKS  
ADDED NOV 20, 2024.  
DRIVEWAYS REV. NOV 21, 2024.

REV. OCT 3, 2024.  
DATE

*Roy Kirkup*  
ROY KIRKUP  
ONTARIO LAND SURVEYOR



**J.D. BARNES LIMITED**  
SURVEYING  
MAPPING  
GIS

LAND INFORMATION SPECIALISTS  
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JN	DRAWN
RSK	CHECKED
09/30/2024	DATED:
24-16-192-00	Ref. No.