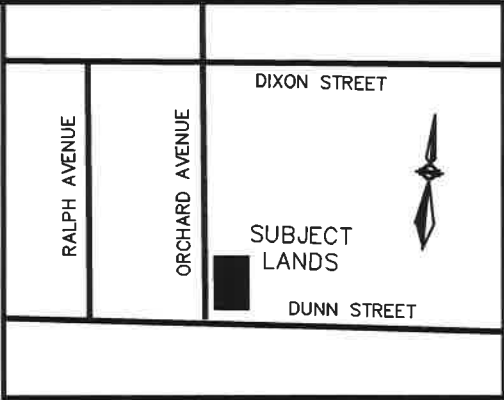


PRELIMINARY SKETCH TO ACCOMPANY AN APPLICATION UNDER THE PLANNING ACT

LOTS 31 & 32  
REGISTERED PLAN No. 34  
CITY OF NIAGARA FALLS  
REGIONAL MUNICIPALITY OF NIAGARA



AREA SCHEDULE	
DESCRIPTION	AREA (m²)
PART 1	326.6
PART 2	299.7
PART 3	326.6
PART 4	283.3
PART 5	20.3
PART 6	6.3



KEY PLAN  
NOT TO SCALE

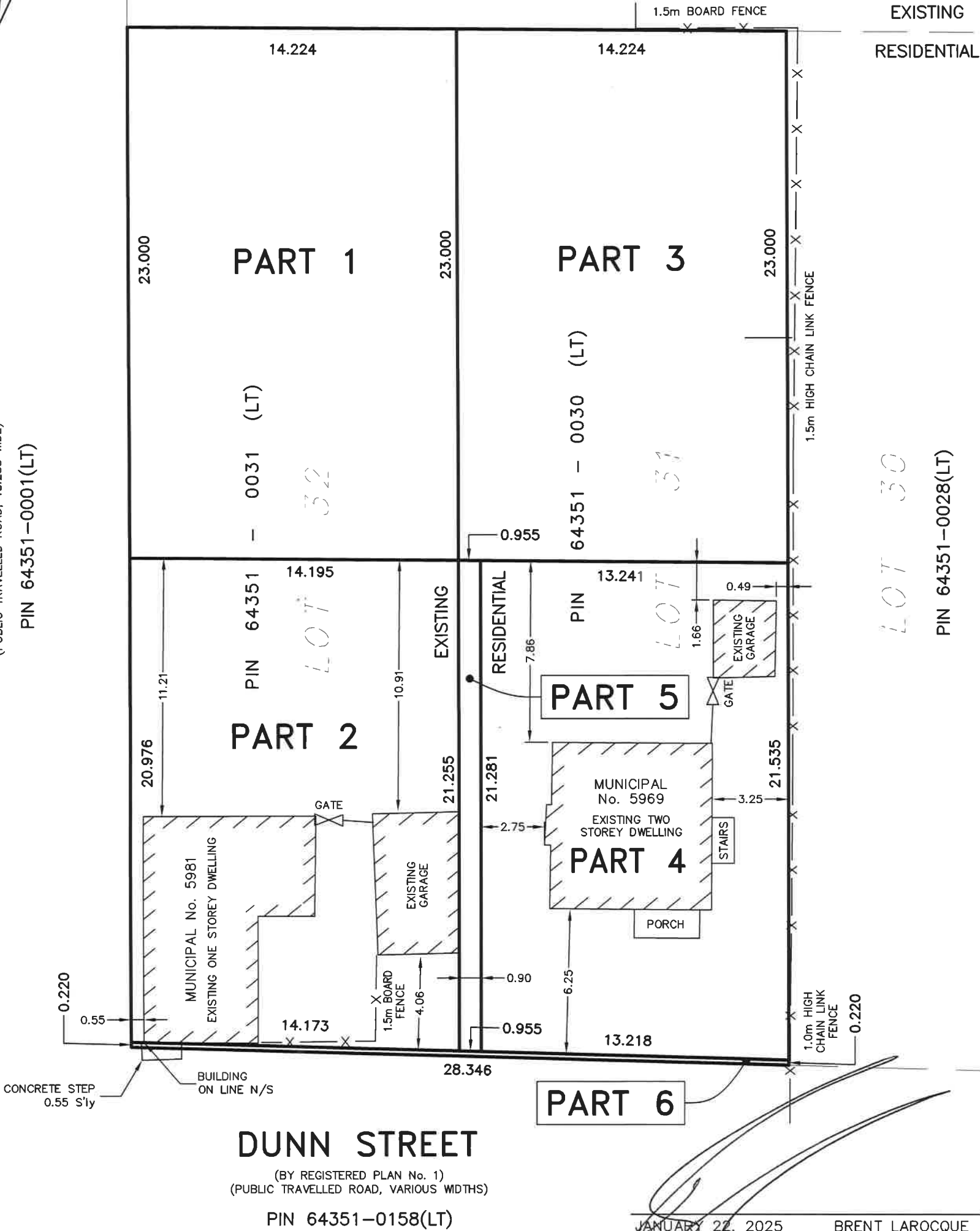
PIN 64351-0027(LT) LOT 28

REG'D PLAN No. 34

ORCHARD AVENUE

(BY REGISTERED PLAN No. 34)  
(PUBLIC TRAVELLED ROAD, 18.288 WIDE)

PIN 64351-0001(LT)



DUNN STREET

(BY REGISTERED PLAN No. 1)  
(PUBLIC TRAVELLED ROAD, VARIOUS WIDTHS)

PIN 64351-0158(LT)

JANUARY 22, 2025 BRENT LAROCQUE O.L.S.

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905-358-8400  
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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:  
JAN. 22, 2025

FILE: NS2024-025  
DWG. FILE: NS2024-025-04