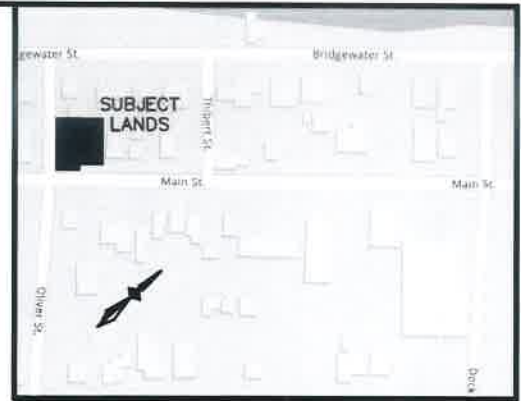


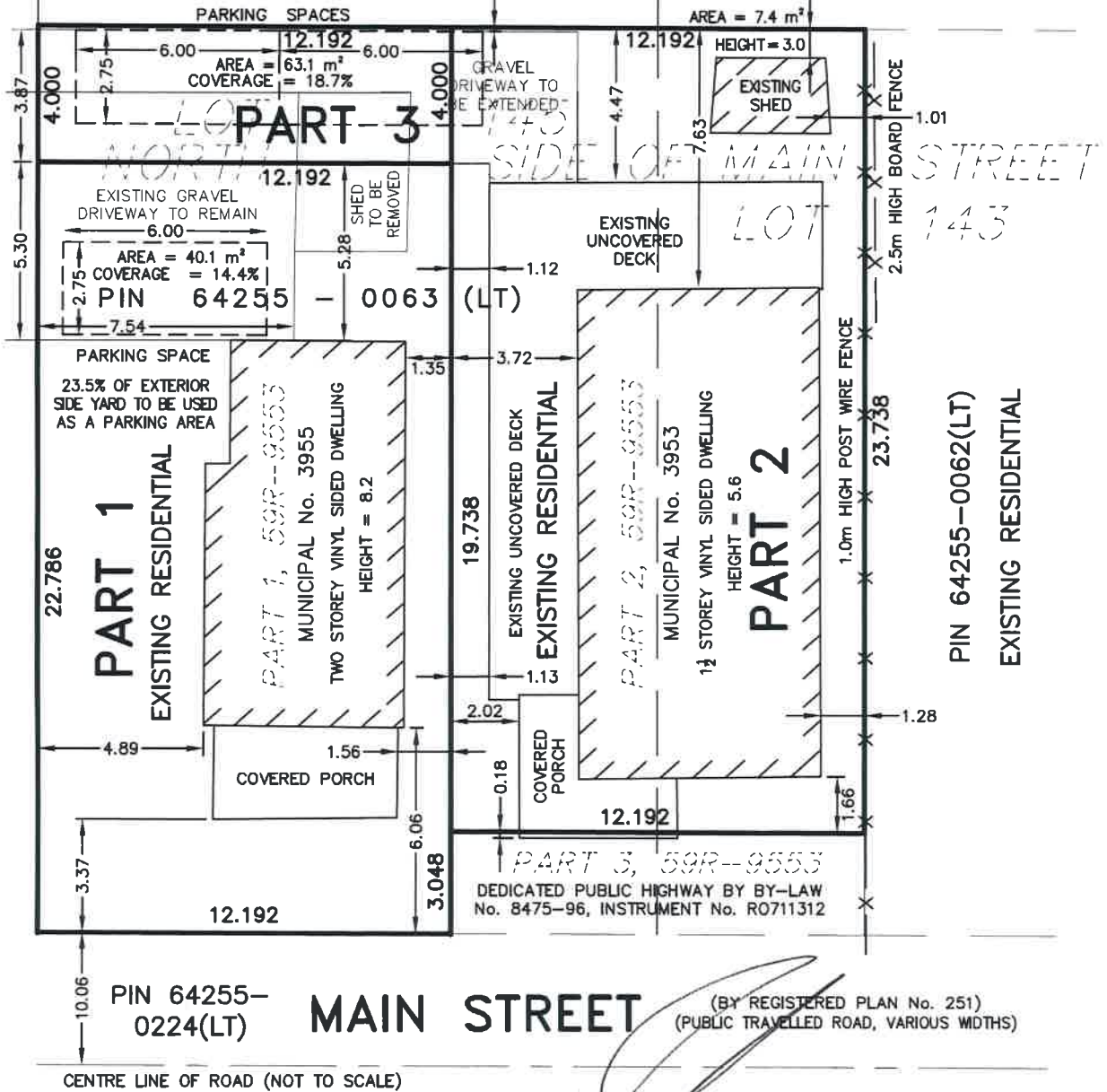
PRELIMINARY SKETCH TO ACCOMPANY AN APPLICATION UNDER THE PLANNING ACT  
**PART OF LOTS 143 & 145 ON THE  
 NORTH SIDE OF MAIN STREET  
 REGISTERED PLAN No. 251  
 CITY OF NIAGARA FALLS  
 REGIONAL MUNICIPALITY OF NIAGARA**



*SOUTH SIDE OF WATER STREET*  
*LOT 48* EXISTING RESIDENTIAL *LOT 46*  
 PIN 64255-0056(LT) PIN 64255-0057(LT)

*REGD PLAN No. 251*

**OLIVER STREET**  
 (BY REGISTERED PLAN No. 251)  
 (PUBLIC TRAVELLED ROAD, 15.240 WIDE)  
 PIN 64255-0055(LT)



**MAIN STREET** (BY REGISTERED PLAN No. 251)  
 (PUBLIC TRAVELLED ROAD, VARIOUS WIDTHS)  
 PIN 64255-0224(LT)  
 CENTRE LINE OF ROAD (NOT TO SCALE)

AREA SCHEDULE			
DESCRIPTION	AREA (m <sup>2</sup> )	COVERAGE	LANDSCAPED OPEN SPACE
PART 1	277.8	28.5%	61.4%
PART 2	289.5	42.5%	31.1%
PART 3	48.8	0.0%	3.1%
<b>PARTS 2 &amp; 3</b>	<b>308.3</b>	<b>39.9%</b>	<b>29.7%</b>

O.L.S.  
 AUGUST 28, 2023 BRENT LAROCQUE

**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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