

THOROLD STONE ROAD
(MUNICIPAL ROAD - WIDTH VARIES, MINIMUM 26.21)

NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY

SKETCH FOR PLANNING PURPOSES ONLY

8178 THOROLD STONE ROAD

CITY OF NIAGARA FALLS

REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 250



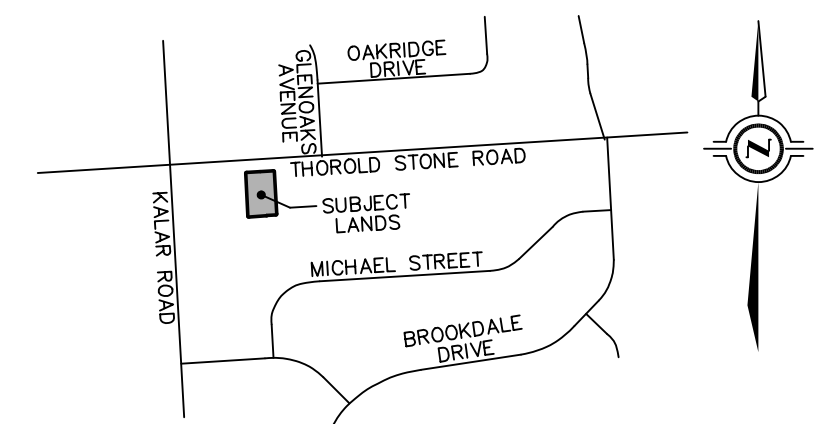
J.D. BARNES LIMITED

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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

KEY PLAN (not to scale)



CITY OF NIAGARA FALLS

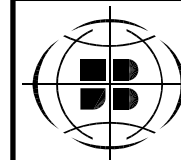
LEGAL DESCRIPTION

LOT 11 & PART OF SMITH AVENUE, REGISTERED PLAN 139

BOUNDARY INFORMATION HAS BEEN DERIVED FROM A FIELD SURVEY DATED SEPTEMBER 23, 2022. THIS IS NOT A PLAN OF SURVEY.

REVISED SEPTEMBER 8, 2023
JULY 20, 2023
DATE

Allan J. Heywood
ALLAN J. HEYWOOD
ONTARIO LAND SURVEYOR



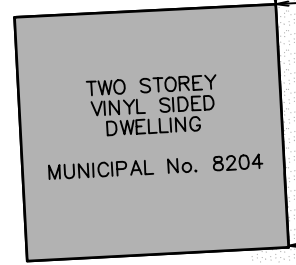
J.D. BARNES
LIMITED

LAND INFORMATION SPECIALISTS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

SURVEYING
MAPPING
GIS

| | |
|-----------------------|---------|
| BC/TS | DRAWN |
| AH | CHECKED |
| DATED: 2023/09/08 | |
| Ref. No. 22-16-262-00 | |

REGISTERED

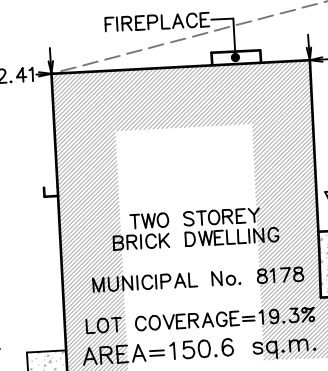


LOT 12
"RESIDENTIAL"

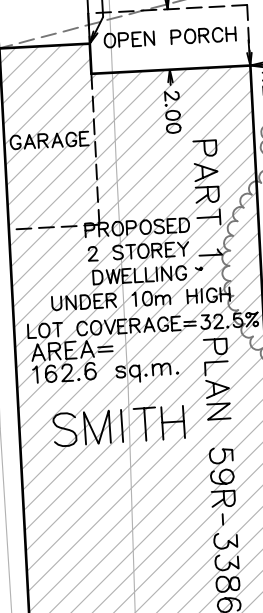
PART 1
AREA=907.5 sq.m.
LANDSCAPED AREA=66.3%

LOT 11
17.31 17.42

PLAN 139



AREA=130.8 sq.m.



PART 2
AREA=500.5 sq.m.
LANDSCAPED AREA=55.6%

BLOCK 'B'
(0.3 RESERVE)

PROPOSED VARIANCES-PART 2

| | REQUIRED | PROPOSED |
|----------------------------|----------|----------|
| LOT FRONTAGE | 12m | 10.66m |
| PARKING AREA IN FRONT YARD | 60% | 84.4% |

FRONT YARD ENCROACHMENTS

- OPEN PORCH - 1.8m
- ROOFED PORCH - 2.5m
- PROPOSED PORCH AND DECK LESS THAN 0.6m HIGH

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.

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PLOTTED 9/8/2023