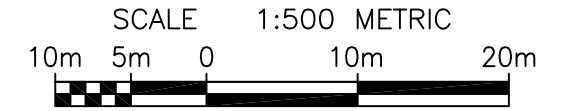


PRELIMINARY SKETCH TO ACCOMPANY AN APPLICATION UNDER THE PLANNING ACT
PART OF TOWNSHIP LOTS 113 & 118
PART OF THE ROAD ALLOWANCE BETWEEN
TOWNSHIP LOTS 113 & 118
 (GEOGRAPHIC TOWNSHIP OF NIAGARA)
TOWN OF NIAGARA-ON-THE-LAKE
 REGIONAL MUNICIPALITY OF NIAGARA

AREA SCHEDULE							
DESCRIPTION	TOTAL AREA(m ²)	PROPOSED BUILDING	EXISTING BUILDING	TOTAL COVERAGE	LANDSCAPE OPEN SPACE	TOTAL NUMBER OF PARKING SPACES REQUIRED PER ZONING BY-LAW	TOTAL NUMBER OF PARKING SPACES PROVIDED
PART 1	3,079.1	436.2 m ² (14.2%)	132.3 m ² (4.3%)	18.5%	55.2%	5	6 (INCLUDING ONE ACCESSIBLE SPACE)



LOT 6
REG'D PLAN
No. 438

PIN 46385 - 0023 (LT)

CONDO BLOCK 46893

NIAGARA NORTH VACANT LAND
CONDOMINIUM PLAN No. 193

EXISTING RESIDENTIAL

EXISTING
RESIDENTIAL

PART 1, 30R--1155

PIN 46385-0066(LT)

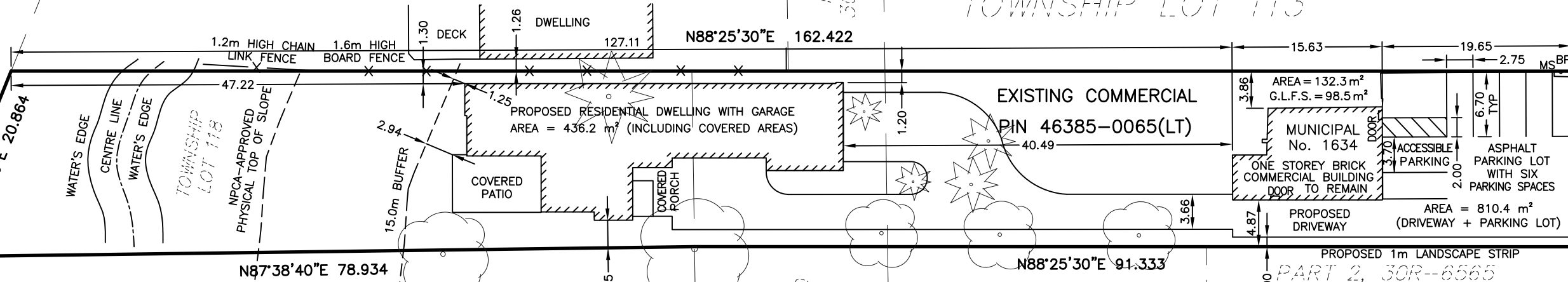
TOWNSHIP LOT 113

DEDICATED PUBLIC HIGHWAY BY BY-LAW
No. 7533-94, INSTRUMENT No. R0678919

FOUR MILE CREEK ROAD

PIN 46385-0001(LT)

(AS LOCALLY KNOWN)
(WIDENED BY HIGHWAY PLAN No. 303)



LOT 94
REG'D PLAN No. 438

EXISTING
PARKLANDS

PIN 46385-0064(LT)
EXISTING CEMETERY

PIN 46385-0063(LT)
PART 1, 30R--6565
EXISTING COMMERCIAL

TOWNSHIP LOT 112

PART 6, 30R--5654

PART 5
30R--5654

PART 4
30R--5654

PART 3
30R--5654

PART 2
30R--5654

PART 1, 30R--5654

PART 1
ROAD ALLOWANCE BETWEEN
LOTS 112 & 119
30R--11550
(NOT TRAVELLED)



THE LAROCQUE GROUP

O.L.S./PROJECT CONSULTANTS/LAND MANAGEMENT

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6385 COLBORNE STREET, NIAGARA FALLS, ONTARIO
905-358-8400
www.larocquegroup.ca

NOTES:

1. PARKING SPACES ARE 2.75 x 6.7 AS PER SECTION 6.38(e)
2. EXISTING COMMERCIAL BUILDING WILL REMAIN.

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:
DEC. 16, 2025

FILE: 1986-070A
DWG. FILE: 1986-070A-08