

YORK ROAD

(REGIONAL ROAD - 27.43 WIDE)

REGIONAL ROAD 81

EDGE OF ASPHALT

ROAD WIDENING

NIAGARA
TOWNSHIP
LOT 4

LOT LINE

"RESIDENTIAL"

PART 2, PLAN 30R-2410

LOT 12

PART 3

AREA=2752.83 sq.m

AREA=2752.83 sq.m

LOT 13

PART 1

AREA=2716.68 sq.m

"RESIDENTIAL"

GARAGE
(TO BE
REMOVED)

WOOD
SHED

1.5 STY
DWLG
#2001
(TO BE
REMOVED)

PLAN
BUFFER

PART 2

AREA=6387.13 sq.m

EDGE OF TREES

NIAGARA
TOWNSHIP
LOT 3

LOT 1

PLAN 307

1

"QUEENSTON HEIGHTS PARK"

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: THIS SKETCH IS NOT A PLAN OF SURVEY

SKETCH FOR PLANNING PURPOSES ONLY

2001 YORK ROAD
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 750



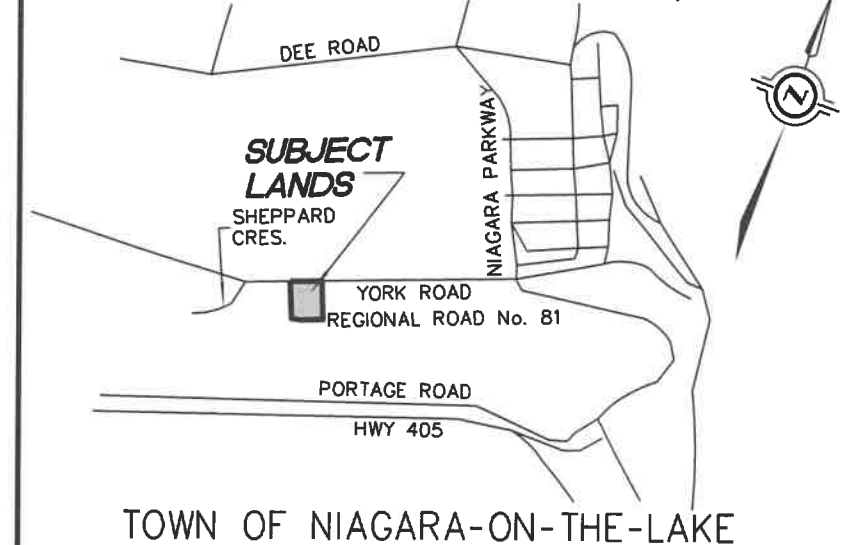
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METRIC NOTE

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

KEY PLAN (not to scale)



LEGAL DESCRIPTION

PART OF LOTS 12 & 13, CORPORATION PLAN 1

BOUNDARY INFORMATION HAS BEEN DERIVED FROM AVAILABLE RECORDS AND/OR FIELD MEASUREMENTS. THIS IS NOT A PLAN OF SURVEY.

SOME FEATURES SHOWN ON THIS SKETCH HAVE BEEN DIGITIZED FROM AERIAL PHOTOGRAPHY - LOCATION IS APPROXIMATE.

July 8, 2021
DATE

ALLAN J. HEYWOOD
ONTARIO LAND SURVEYOR



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SURVEYING
MAPPING
GIS

TW DRAWN
AJGH CHECKED
DATED:
SEPT 8/2020
Ref. No.
20-16-227-00

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As shown in **Table 1** and **Figure 7**, the proposal would break up an uncharacteristically large lot into three lots that are consistent in lot area and have consistent lot frontages with the adjacent and surrounding residential lots. On average, lots within the surrounding area have approximately 30m of frontage and are approximately 2,500m² (0.61 acres) in area. The subject property is considerably larger than the average property at 12,409.72m² (3.06 acres) in area with 101.11m (196.85 ft.) of frontage. The proposed lots are to be between 2,716.66m² and 2,910.59m² (0.67-0.72 acres) in area, each with 32.23m (105.74 ft.) of frontage, and more closely reflect the existing lot pattern along York Road.



Figure 7 - Existing Lot Pattern