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|---------------------------------|---|---------------------|---|-------|
| LOT AREA (PART 1) | = | 367m ² | - | 100% |
| LOT AREA (PART 2) | = | 450.5m ² | - | 100% |
| EXISTING DWELLING (PART 1) | = | 85.4m ² | - | 23.3% |
| EXISTING GARAGE (PART 2) | = | 158.6m ² | - | 35.2% |
| PROPOSED PARKING AREA (PART 1) | = | 57.5m ² | - | 15.7% |
| PROPOSED DRIVE/PARKING (PART 2) | = | 98.3m ² | - | 21.8% |
| LANDSCAPED/OPEN AREA (PART 1) | = | 224.1m ² | | 61% |
| LANDSCAPED/OPEN AREA (PART 2) | = | 193.6m ² | | 43% |

CENTERLINE OF ROAD

LEWIS (18.29M WIDE) AVENUE

PART 3
(PROPOSED STREET WIDENING)
AREA = 38.5m²

1 STOREY
VINYL CLAD
DWELLING
No. 5478

2 STOREY
VINYL CLAD
DWELLING
(TRIPLEX)
No. 5464

PART 2
AREA = 450.5m²

PART 1
AREA = 367m²

BRICK/CMU
GARAGE
(3.10 HIGH)
(TO BE CONVERTED
INTO DETACHED
DWELLING)

PROPOSED
PARKING

LANE
(3.05M WIDE)

REVIS
REVISED: JANUARY 3, 2025
REVISED: JANUARY 2, 2025
REVISED: DECEMBER 9, 2024

NOTE: SUBJECT AND ADJACENT LANDS ARE RESIDENTIAL

SKETCH

PREPARED FOR SEVERANCE APPLICATION

PARTS OF LOT 3 & 4
PLAN 11

IN THE
**CITY OF
NIAGARA FALLS**
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 200 (METRIC)

NOTE: THIS SKETCH IS PREPARED FROM COMPILED AND
CALCULATED INFORMATION, NOT FROM AN ACTUAL SURVEY.
DO NOT SCALE FROM THIS DRAWING.
ALL MEASUREMENTS ARE +/- MEASUREMENTS.

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE
USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

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JULY 15, 2024
DATE

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