

REGIONAL ROAD No. 116
 (ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3)
SODOM ROAD (WIDTH VARIES)



WELLINGTON STREET (20.12± WIDE)

AREA = 18.00± SQ. M.
 PART 3
 (PROPOSED DARTLIGHTING)



NORTHEAST CORNER
 LOT 108, PLAN 256

AREA = 59.50± SQ. M.
 PART 4
 (PROPOSED WIDENING)

CONCRETE SIDEWALK

PART 3, PLAN 59R-9437
 (WIDENING)

ASPHALT DRIVE

GARAGE

PART 2, PLAN 59R-9437

LOT

"RESIDENTIAL"

111

PLAN

"RESIDENTIAL"

PART 1, PLAN 59R-9437

110

AREA = 408.2± SQ. M.
 PART 1
 "RESIDENTIAL"

CONCRETE PORCH

PROPOSED NEW 2 STOREY DWELLING
 (WITH 2 ACCESSORY UNITS)
 AREA = 85.04± SQ. M.
 COVERAGE = 23%

EXISTING 2 STOREY DWELLING
 No. 9850 SODOM ROAD
 (TO BE REMOVED)

COVERED CONCRETE PAD

FUTURE PROPOSED RESIDENTIAL

OVERHEAD WIRES

ASPHALT DRIVE

PROPOSED PARKING

PROPOSED FUTURE PARKING

PART 2
 AREA = 408.1± SQ. M.

20.93±

6.00

1.20

CONCRETE DRIVEWAY

GARAGE

1 STOREY SIZED DWELLING
 No. 110

108

"RESIDENTIAL"

256

6

CONCRETE SIDEWALK

45.82±

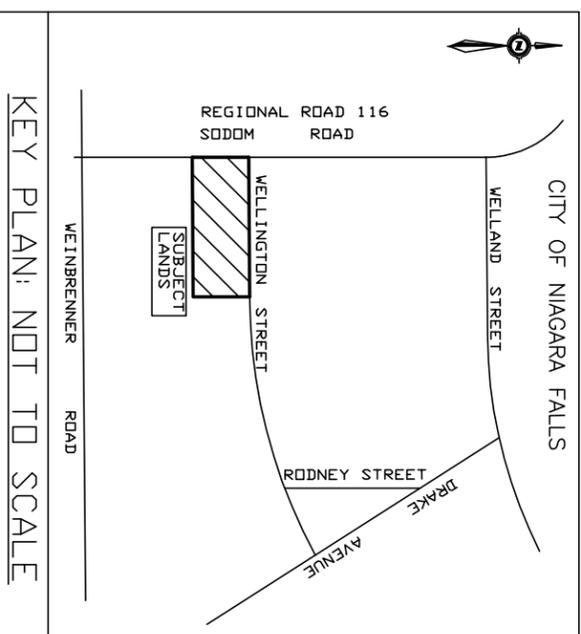
21.84±

3.05

19.51±

19.51±

3.05



COMMITTEE OF ADJUSTMENT APPLICATION
 LOT 109,
 PLAN 256

IN THE
CITY OF NIAGARA FALLS
 REGIONAL MUNICIPALITY OF NIAGARA

SCALE: 1 : 250



CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS STATED IN THE TITLE BLOCK
 THIS SKETCH IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL.

PHILIP S. SUDA O.L.S.

SEPTEMBER 9, 2025
 DATE

SUDA & MALESZYK SURVEYING INC.

ONTARIO LAND SURVEYORS
 26 EAST MAIN STREET, SUITE 2
 WELLAND, ONTARIO L3B 3W3
 TEL: (905) 732-7651

FILE:

25-68

JOB No.: 6973