

RYSDALE STREET
(MUNICIPAL ROAD - 20.12 WIDE)

EXISTING ASPHALT DRIVE

DRIVEWAY TO BE REMOVED

18.68

18.03 FRONTAGE

25

2-STOREY BRICK & STUCCO DWELLING No. 7756

PART 2, PLAN 59R-1311
"RESIDENTIAL"

LOT
PART 2
AREA=474.7sq.m

PART 3
12.5sq.m

20.17

CONCRETE WALK

EXISTING GARAGE TO BE REMOVED

1-STOREY VINYL-SIDED DWELLING No. 7780
AREA OF REMAINING BUILDING=117.5sq.m

PART 1
AREA=690.6sq.m
BUILDING COVERAGE=17.0%
LANDSCAPED OPEN SPACE 519.1sq.m (75.2%)

PAVING STONES

PLAN 59R-1311
SHED

FLOWER BOX

OVERHANG VINYL-SIDED GARAGE

CONCRETE WALK

GREEN AVENUE
(MUNICIPAL ROAD - 20.12 WIDE)

25.99

PROPOSED DRIVEWAY 54sq.m (7.7%)

6.00

13.01

26.48

"RESIDENTIAL"
PART 2, PLAN 59R-8812

2-STOREY VINYL-SIDED DWELLING No. 5566

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

7780 RYSDALE STREET
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 250

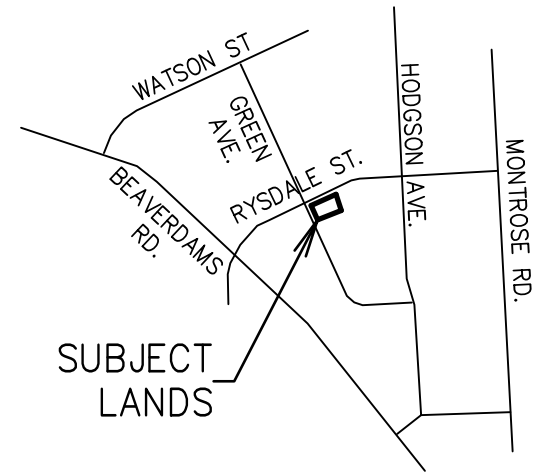


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METRIC NOTE

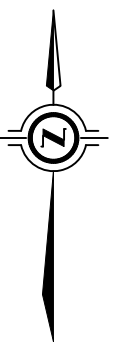
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

KEY PLAN (NOT TO SCALE)



SUBJECT LANDS

CITY OF NIAGARA FALLS



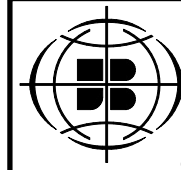
LEGAL DESCRIPTION

PART OF LOT 25, PLAN 87 (BEING PART 1, PLAN 59R-1311)

BOUNDARY INFORMATION HAS BEEN DERIVED FROM A FIELD SURVEY DATED JANUARY 7, 2026.. THIS IS NOT A PLAN OF SURVEY.

FEBRUARY 3, 2026
DATE

Dasha Page
DASHA PAGE
ONTARIO LAND SURVEYOR



J.D. BARNES LIMITED

LAND INFORMATION SPECIALISTS
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SURVEYING
MAPPING
GIS

AT DRAWN
BM/DP CHECKED

Ref. No.
25-16-198-00