



PART 1  
 LOT  
 PLAN  
 59R-17786

BROKEN

WELLAND RIVER

MONTROSE ROAD ORIGINAL ROAD ALLOWANCE BETWEEN TOWNSHIPS OF WILLOUGHBY AND CROWLAND  
 REGIONAL ROAD No 98

PART 3  
 (WIDENING)  
 AREA=351m<sup>2</sup>±  
 (0.035 ha±)

PART 4  
 AREA=168,760m<sup>2</sup>±  
 (16.876 ha±)

PART 1 - PLAN 59R-9648

EXISTING BUILDING  
 (E. S. FOX LIMITED)

PART 5  
 PLAN 59R-9648

CONCESSION

PART 2  
 (RIGHT-OF-WAY)  
 AREA=1505m<sup>2</sup>±  
 (0.151 ha±)

PART 1  
 AREA=9671m<sup>2</sup>±  
 (0.967 ha±)

GRASSY BROOK ROAD  
 26.21 WIDE

**LEGEND**

- denotes ASPHALT SURFACE
- denotes CONCRETE SURFACE
- denotes CHAIN LINK FENCE



**SKETCH**

PREPARED FOR SEVERANCE APPLICATION  
 PART OF LOTS 1 AND 2  
 BROKEN FRONT CONCESSION  
 GEOGRAPHIC TOWNSHIP OF CROWLAND  
 IN THE  
**CITY OF NIAGARA FALLS**  
 REGIONAL MUNICIPALITY OF NIAGARA  
 SCALE 1 : 1000 (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.  
 \*THIS IS NOT AN ORIGINAL COPY UNLESS EMBOSSED WITH SEAL.\*

© COPYRIGHT 2026  
 THE REPRODUCTION, ALTERATION OR USE OF THIS SKETCH, IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAMBERS AND ASSOCIATES SURVEYING LTD. IS STRICTLY PROHIBITED.

JAN 30, 2026  
 DATE  
**CHAMBERS AND ASSOCIATES SURVEYING LTD**  
 12 THOROLD ROAD EAST WELAND ONTARIO L3C 3E2  
 (905) 735-7841 / 735-7844  
 (905) 735-7333  
 www.cad-surv.com  
 DWG 18008-4\_SEV\_B FILE 18-08-4