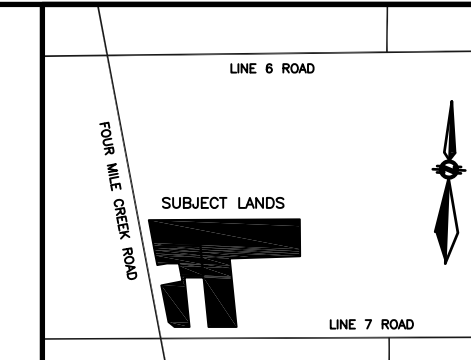


PRELIMINARY SKETCH TO ACCOMPANY AN APPLICATION UNDER THE PLANNING ACT  
PART OF TOWNSHIP LOT 83  
(GEOGRAPHIC TOWNSHIP OF NIAGARA)  
TOWN OF NIAGARA-ON-THE LAKE  
REGIONAL MUNICIPALITY OF NIAGARA



KEY PLAN  
NOT TO SCALE

SCALE 1:500 METRIC  
10m 5m 0 10m 20m



PIN 46377-0008(LT)  
EXISTING AGRICULTURAL

TOWNSHIP LOT 83

N8723'10"E 443.987

EXISTING AGRICULTURAL  
PIN 46377-0119(LT)  
PART 2, SQR-4902

PART 2  
AREA = 72,285.4 m<sup>2</sup>

N24'50"W 108.238

AREA = 6,364.0 m<sup>2</sup>  
PART 1

MUNICIPAL No. 705  
EXISTING TWO STOREY DWELLING  
AREA = 346.0 m<sup>2</sup>

EXISTING SEPTIC BED

ANTICIPATED APPROXIMATE REPLACEMENT SEPTIC AREA

PART 2, SQR-4902

EXISTING RESIDENTIAL  
PIN 46377-0119(LT)

EXISTING GARAGE  
AREA = 224.1 m<sup>2</sup>

EXISTING SHED  
AREA = 58.7 m<sup>2</sup>

N78'00'10"E 34.189

N87'32'10"E 98.691

N13'28'20"W 34.427

N13'28'20"W 34.427

N13'28'20"W 34.427

N13'28'20"W 34.427

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N13'28'20"W 34.427

N13'28'20"W 34.427

EXISTING RESIDENTIAL  
PART 1, SQR-4902  
PIN 46377-0009(LT)

EXISTING RESIDENTIAL  
PART 1, SQR-4902  
PIN 46377-0009(LT)

EXISTING AGRICULTURAL  
PART 2, SQR-4902  
PIN 46377-0119(LT)

EXISTING AGRICULTURAL  
PART 2, SQR-4902  
PIN 46377-0119(LT)

EXISTING AGRICULTURAL  
PART 2, SQR-4902  
PIN 46377-0119(LT)

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PART 2, SQR-4902  
PIN 46377-0119(LT)

EXISTING AGRICULTURAL  
PART 2, SQR-4902  
PIN 46377-0119(LT)

TOWNSHIP LOT 83

PART 2, SQR-4902

PIN 46377-0119(LT)

PART 2

AREA = 72,285.4 m<sup>2</sup>

EXISTING AGRICULTURAL

EXISTING AGRICULTURAL

EXISTING AGRICULTURAL

EXISTING AGRICULTURAL

EXISTING AGRICULTURAL

EXISTING AGRICULTURAL

EXISTING AGRICULTURAL

REGIONAL ROAD No. 100  
FOUR MILE CREEK ROAD  
AS SHOWN ON THE PLAN, THE ROAD RIGHTS ARE TO BE CONVEYED TO THE TOWN OF NIAGARA-ON-THE LAKE BY DEED AS A CONDITION OF THE SUBDIVISION.  
THE ROAD RIGHTS ARE TO BE CONVEYED TO THE TOWN OF NIAGARA-ON-THE LAKE BY DEED AS A CONDITION OF THE SUBDIVISION.  
THE ROAD RIGHTS ARE TO BE CONVEYED TO THE TOWN OF NIAGARA-ON-THE LAKE BY DEED AS A CONDITION OF THE SUBDIVISION.

PART 3, SQR-4902

PART 3, SQR-4902

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PART 3, SQR-4902

PART 3, SQR-4902

PART 3, SQR-4902

PART 3, SQR-4902

LINE 7 ROAD

AS LOCALLY KNOWN  
(ROAD ALLIANCE BETWEEN TOWNSHIP LOTS 83 & 84)  
(PUBLIC TRAVELLED ROAD, 20.17' WIDE)

PIN 46377-0036(LT)

PIN 46377-0011(LT)

EXISTING AGRICULTURAL

PIN 46377-0012(LT)

EXISTING AGRICULTURAL

FEBRUARY 10, 2026 BRENT LAROCCUE O.L.S.

RICHARD LAROCCUE LIMITED  
ONTARIO LAND SURVEYORS & CONSULTANTS  
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6385 COLBORNE STREET, NIAGARA FALLS, ONTARIO  
905-358-8400  
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THIS SKETCH IS PREPARED FOR AN APPLICATION UNDER THE PLANNING ACT AND ALL DIMENSIONS ARE TO BE CONFIRMED BY SURVEY.	NOTE: THE LOT DIMENSIONS ILLUSTRATED HEREON WERE OBTAINED FROM PLANS AND DOCUMENTS ON FILE AT THE LAND REGISTRY OFFICE.	METRIC NOTE: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.	© RICHARD LAROCCUE LIMITED No person may copy, reproduce or alter this plan in whole or in part without the written permission of RICHARD LAROCCUE LIMITED.	DRAWN BY: D.B.	CHECKED BY: B.L.	DATE: FEB. 10, 2026	FILE: 2025-110 DWG. FILE: 2025-110-03
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