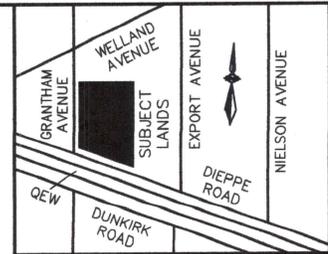


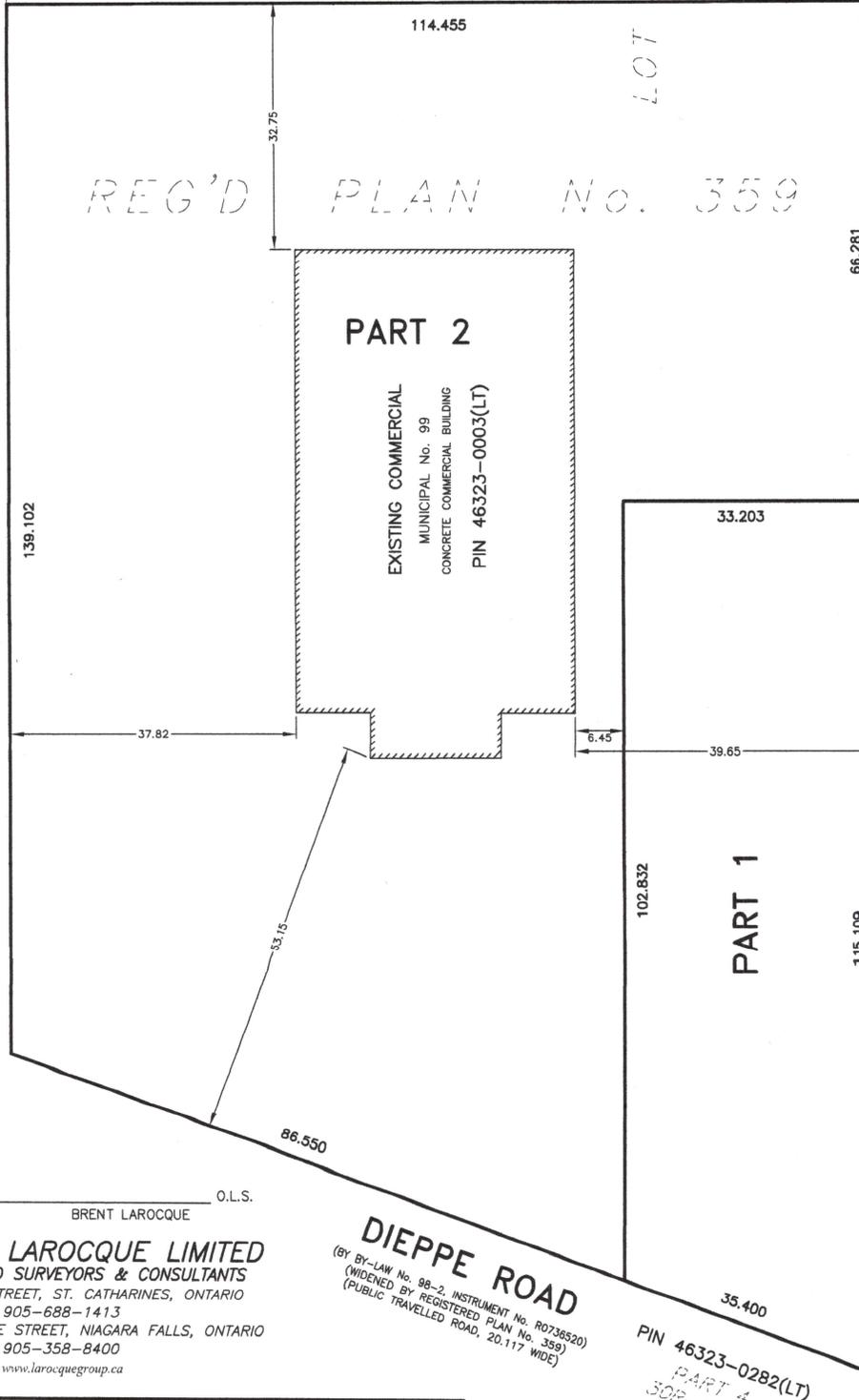
PRELIMINARY SKETCH TO ACCOMPANY AN APPLICATION UNDER THE PLANNING ACT

**PART OF LOT 1  
REGISTERED PLAN No. 359  
CITY OF ST. CATHARINES  
REGIONAL MUNICIPALITY OF NIAGARA**

AREA SCHEDULE	
DESCRIPTION	AREA (m <sup>2</sup> )
PART 1	3,618.2
PART 2	14,710.9



PIN 46323-0002(LT)



**GRANTHAM AVENUE**  
(AS LOCALLY KNOWN, WIDENED BY REGISTERED PLAN No. 359)  
(ORIGINAL PLAN No. 2 & 13)  
(PUBLIC TRAVELLED ROAD, VARIOUS WIDTHS)

PIN 46323-0281(LT)

139.102

37.82

33.15

86.550

**PART 2**

EXISTING COMMERCIAL  
MUNICIPAL No. 99  
CONCRETE COMMERCIAL BUILDING  
PIN 46323-0003(LT)

114.455

32.75

33.203

6.45

**PART 1**

102.832

115.109

35.400

**DIEPPE ROAD**  
(BY BY-LAW No. 98-2, INSTRUMENT No. R0736520)  
(WIDENED BY REGISTERED PLAN No. 359)  
(PUBLIC TRAVELLED ROAD, 20.117 WIDE)

PIN 46323-0282(LT)  
PART 4  
SOR-11407

PIN 46323-0006(LT)

PART 1, SOR-5363

EXISTING COMMERCIAL

LOT 2

PIN 46323-0285(LT)

PART 1, SOR-15637

PART 2  
P-2141-151

MAY 12, 2021 BRENT LAROCQUE O.L.S.

**RICHARD LAROCQUE LIMITED**  
ONTARIO LAND SURVEYORS & CONSULTANTS  
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(BY BY-LAW No. 98-2, INSTRUMENT No. R0736520)  
(WIDENED BY REGISTERED PLAN No. 359)  
(PUBLIC TRAVELLED ROAD, 20.117 WIDE)

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.

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DRAWN BY:  
D.B.

CHECKED BY:  
B.L.

DATE:  
MAY 12, 2021

FILE:  
2021-054  
DWG. FILE: 2021-054-02