

NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY

SKETCH FOR PLANNING PURPOSES ONLY

**2 CHETWOOD STREET AND
35 GLEN AVENUE**
CITY OF ST. CATHARINES
REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 250



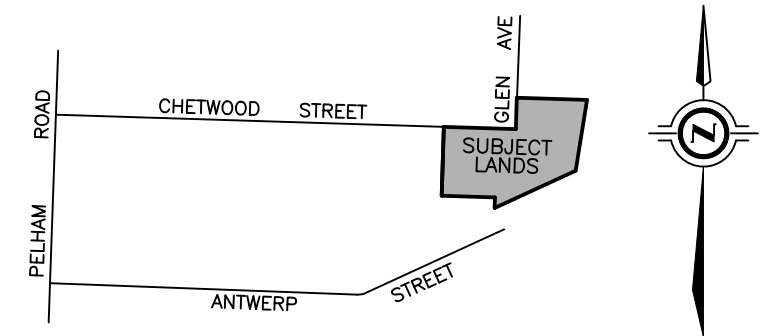
J.D. BARNES LIMITED

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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)



CITY OF ST. CATHARINES

LEGAL DESCRIPTION

LOTS 2008, 2047, 2048, 2049, PART OF LOTS 2007, 2050 AND PART OF GLEN AVENUE, CORPORATION PLAN No. 2

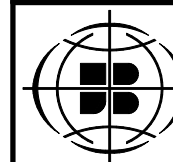
BOUNDARY INFORMATION HAS BEEN COMPILED FROM AVAILABLE RECORDS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD MEASUREMENTS. THIS IS NOT A PLAN OF SURVEY

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.

MAY 26, 2026
DATE

ROY S. KIRKUP
ONTARIO LAND SURVEYOR



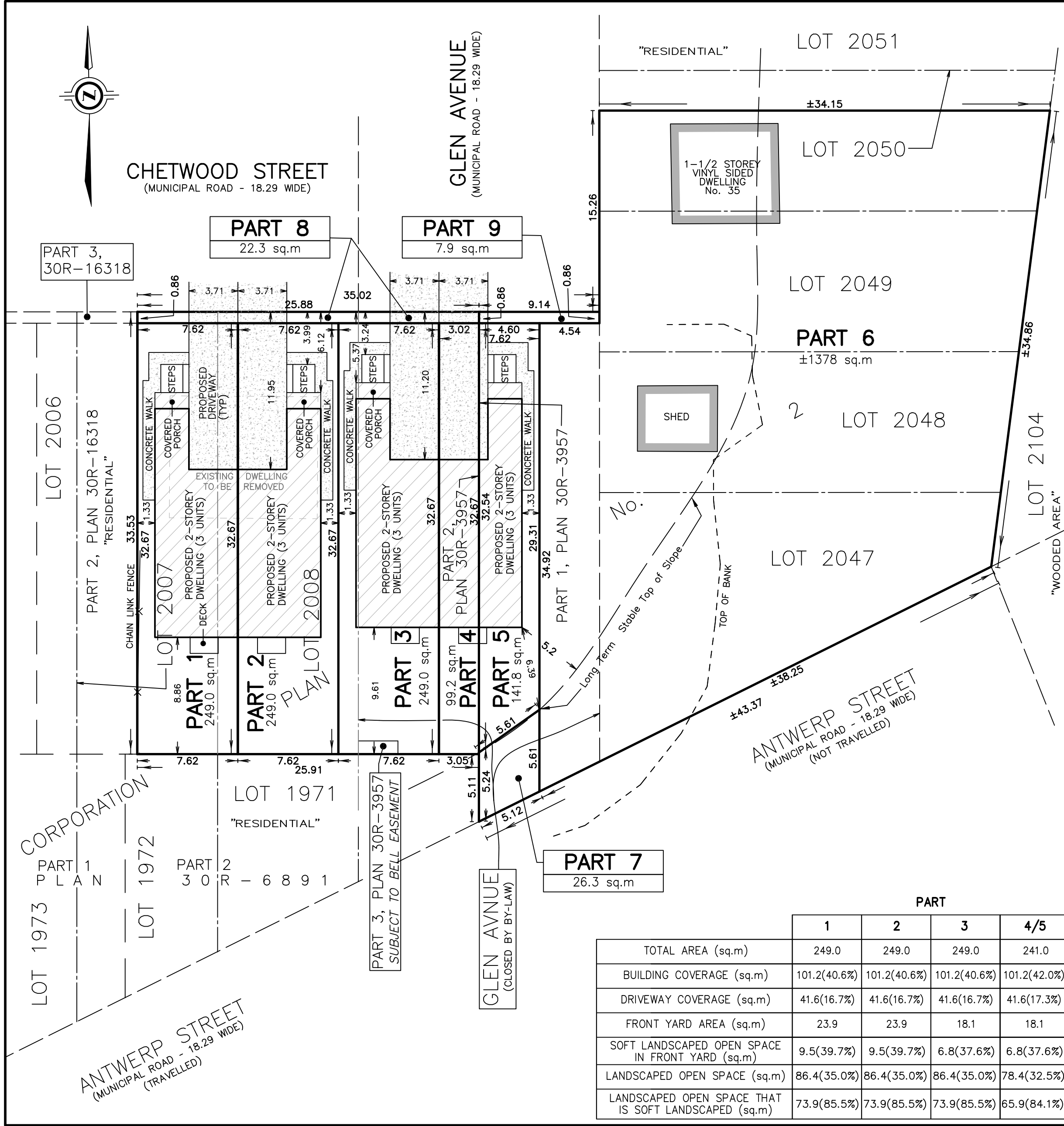
J.D. BARNES LIMITED

LAND INFORMATION SPECIALISTS
4318 PORTAGE ROAD - UNIT 2, NIAGARA FALLS, ON L2E 6A4
T: (905) 358-3693 F: (905) 358-6224 www.jdbarnes.com

TW DRAWN
RK CHECKED
DATED:
MAY 26/2026

Ref. No.
24-16-003-01

PLOT DATE: 5/26/2026 4:47 PM



	PART			
	1	2	3	4/5
TOTAL AREA (sq.m)	249.0	249.0	249.0	241.0
BUILDING COVERAGE (sq.m)	101.2(40.6%)	101.2(40.6%)	101.2(40.6%)	101.2(42.0%)
DRIVEWAY COVERAGE (sq.m)	41.6(16.7%)	41.6(16.7%)	41.6(16.7%)	41.6(17.3%)
FRONT YARD AREA (sq.m)	23.9	23.9	18.1	18.1
SOFT LANDSCAPED OPEN SPACE IN FRONT YARD (sq.m)	9.5(39.7%)	9.5(39.7%)	6.8(37.6%)	6.8(37.6%)
LANDSCAPED OPEN SPACE (sq.m)	86.4(35.0%)	86.4(35.0%)	86.4(35.0%)	78.4(32.5%)
LANDSCAPED OPEN SPACE THAT IS SOFT LANDSCAPED (sq.m)	73.9(85.5%)	73.9(85.5%)	73.9(85.5%)	65.9(84.1%)

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