

NOTE: THIS SKETCH IS NOT A PLAN OF SURVEY

SKETCH FOR PLANNING PURPOSES ONLY

163 BRADLEY STREET
 CITY OF ST. CATHARINES
 REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1 : 250

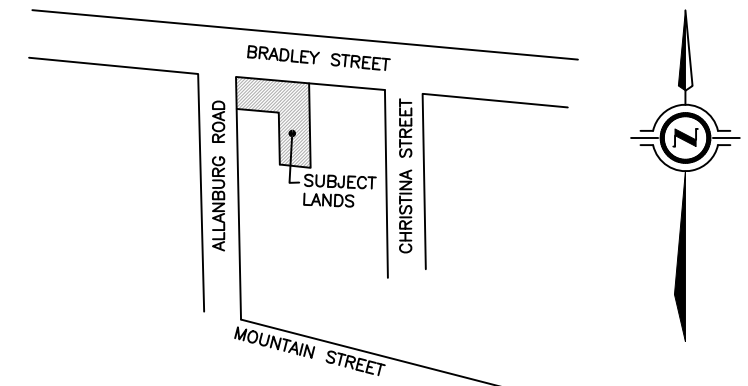


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METRIC NOTE

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

KEY PLAN (not to scale)



CITY OF ST. CATHARINES

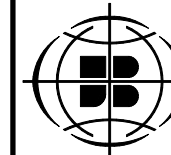
LEGAL DESCRIPTION

LOT 859 AND PART OF LOT 857, CORPORATION PLAN No. 6

BOUNDARY INFORMATION HAS BEEN DERIVED FROM A FIELD SURVEY DATED MARCH 10, 2026. THIS IS NOT A PLAN OF SURVEY.

MAY 29, 2026
 DATE

Dasha Page
 DASHA PAGE
 ONTARIO LAND SURVEYOR



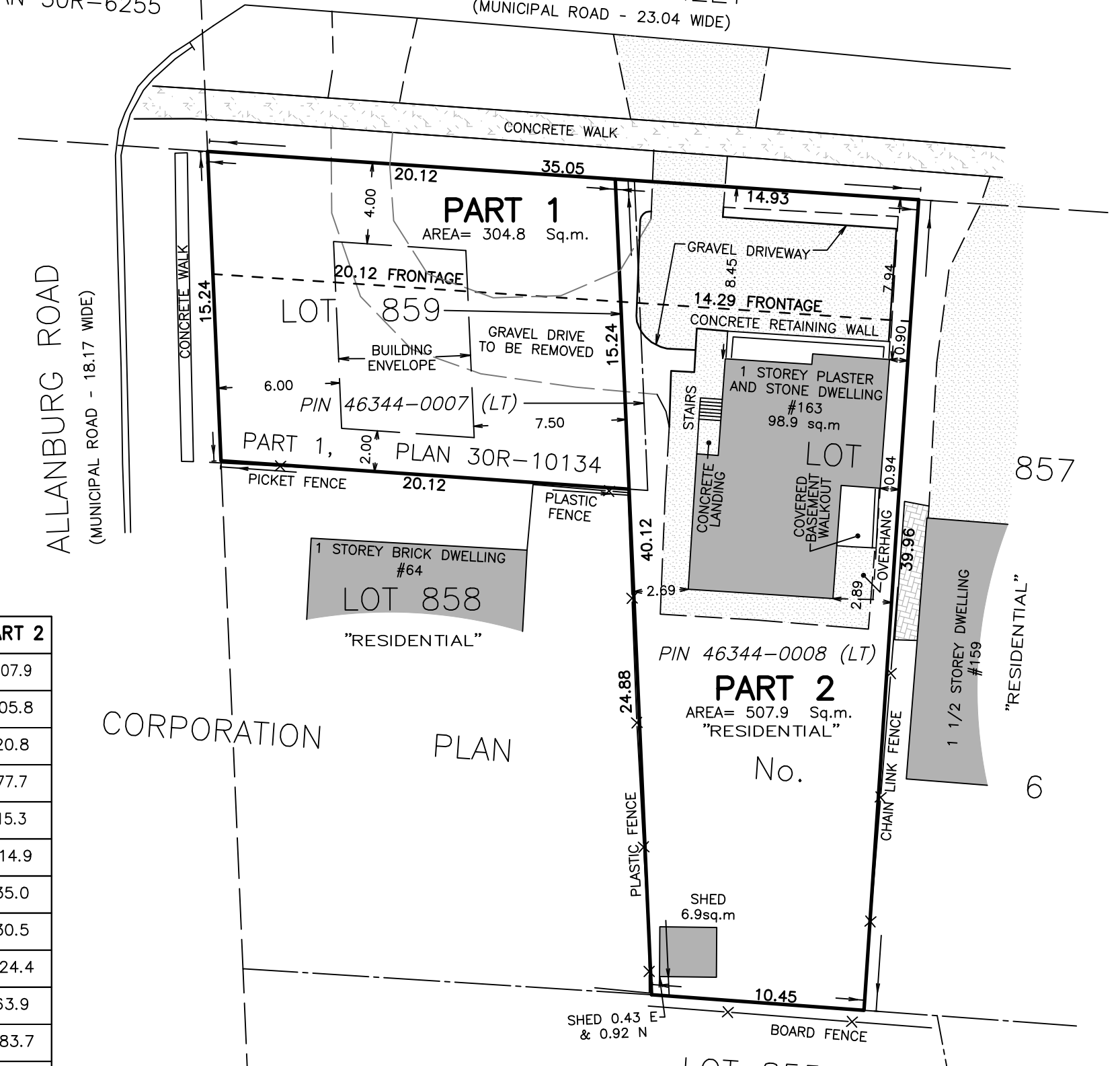
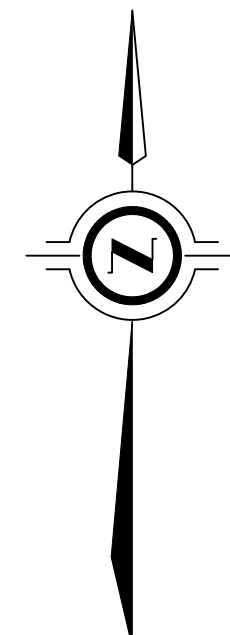
J.D. BARNES LIMITED
 SURVEYING
 MAPPING
 GIS

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

PT DRAWN
 BM/DP CHECKED

Ref. No.
 26-16-016-00

PART 1, PLAN 30R-6255
 BRADLEY STREET
 (MUNICIPAL ROAD - 23.04 WIDE)
 PART 2, PLAN 30R-6255



CORPORATION PLAN

ITEM	PART 2
TOTAL AREA (sq.m)	507.9
BUILDING AREA (sq.m)	105.8
BUILDING COVERAGE (%)	20.8
DRIVEWAY AREA (sq.m)	77.7
DRIVEWAY COVERAGE (%)	15.3
FRONT YARD AREA (sq.m)	114.9
SOFT LANDSCAPED OPEN SPACE IN FRONT YARD (sq.m)	35.0
SOFT LANDSCAPED OPEN SPACE IN FRONT YARD (%)	30.5
LANDSCAPED OPEN SPACE (sq.m)	324.4
LANDSCAPED OPEN SPACE (%)	63.9
SOFT LANDSCAPE TOTAL AREA (sq.m)	283.7
LANDSCAPED OPEN SPACE THAT IS SOFT LANDSCAPED (%)	87.5

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.

FILE: G:\PROJECTS\26-16-016\00 - 26-16-016-016\Drawing\26-16-016-00 LDC.dwg