



Parameter	DTC Requirements	Proposed
Permitted Use	Uses permitted in DTC Zone	Vacation Rental Unit
Number of Bedrooms in VRU (By-law 2018-92)	Maximum 3 bedrooms	3 existing bedrooms - No change
Parking (By-law 2018-92)	Minimum 2 parking spaces	2 parking spaces existing
Minimum Lot Area for a Corner Lot	450 m ²	400.41 m ²
Minimum Lot Frontage	15 m	15.24 m
Minimum Front Yard Depth	6 m	0 m
Minimum Rear Yard Depth	7.5 m	16.68 m
Minimum Interior Side Yard	1.2 m	1.2 m
Minimum Exterior Side Yard	4.5 m	8.95 m
Maximum Lot Coverage	45%	18.5%
Maximum Height of Building	10 m	8 m
Maximum number of dwellings on one lot	1	1
Minimum Landscaped Open Area	30% of Lot Area	74.4%
Accessory Buildings and Accessory Structures	In Accordance with Zoning By-law Sections 4.13 and 4.14	0
Surface Parking Space Dimensions	In Accordance with Zoning By-law Section 4.19.1: 2.75 m in width per space 6 m in depth per space	2.58 m in width 5.56 m in depth

DSGN	GT/SB
DR	SK
CHK	GT
APVD	GT

**CONCEPTUAL SITE PLAN 5696 DESSON AVENUE,
NIAGARA FALLS, ONTARIO**

DATE	01DEC2023
SCALE	NTS
DWG. No.	01
MUN. REF No.	23-16-013-00