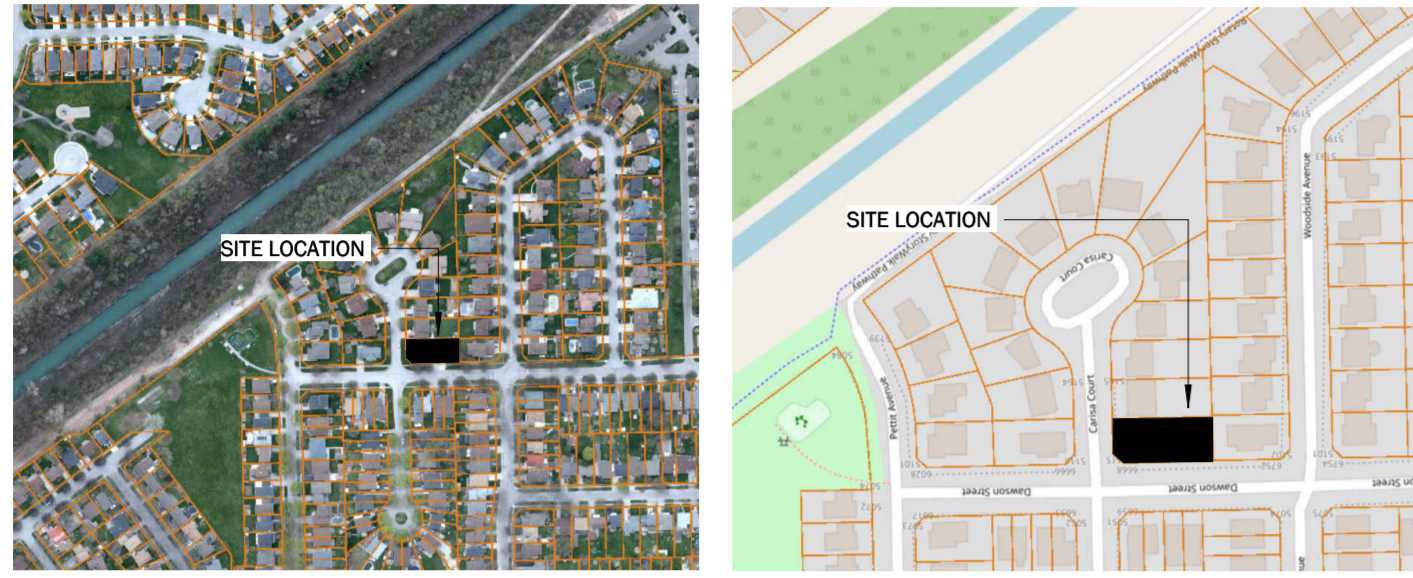


PROPOSED ASSISTED CARE LIVING FACILITY

6668 DAWSON ST. | NIAGARA FALLS | ONTARIO | CANADA

ISSUED TO
PLANNER



KEYPLAN

SITE PLAN LEGEND			
	LANDSCAPE		PROPERTY LINE
	WATER/POOL		MIN. SET BACK
	COVID AREA		EX. ADJACENT LOT
	FLOOR ABOVE		EX. FENCE
	EXISTING BUILDING		EX. TREE/LANDSCAPE
	AREA OF INTERIOR RENOVATION		

SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHIC DETAILS
PART 1 - PLAN OF SURVEY OF LOT 1, REGISTERED PLAN 59M-96 CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA
 SCALE 1" = 150'
J.D. BARNES LIMITED
 © COPYRIGHT 2024
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, UTM ZONE 17, NAD83 (EPSG:31470).
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 0.999970.
 FOR BEARING COMPARISONS, A ROTATION OF 120°00' COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P1, P2 & P3.
ELEVATION NOTE
 ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928/78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HTZ.D.
PART 2 - SURVEY REPORT
 DESCRIPTION:
 LOT 1, REGISTERED PLAN 59M-96
 1. REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
 NONE
 BOUNDARY FEATURES:
 BOARD FENCE AND CONCRETE WALK NEAR ALONG SOUTH LIMIT
 BOARD FENCE AND CONCRETE RETAINING WALL NEAR ALONG WEST LIMIT
 BOARD FENCE OVER NORTH LIMIT
 ZONING COMPLIANCE SURVEY
 NOT VERIFIED BY THIS SURVEY
 ADDITIONAL REMARKS:
 PLAN PREPARED FOR 1970142, ONTARIO LIMITED

SITE PLAN ZONING & STATISTICS		
* SURVEY / LOT LINE BACKGROUND AS PER J.D. BARNES SURVEY DATED FEBRUARY 27, 2024 *		
ZONING INFORMATION AS PER SECTION 7.8 RESIDENTIAL MIXED ZONE (R3 ZONE)		
ADDRESS	8668 DAWSON STREET, NIAGARA FALLS	
ZONING AND BY-LAW	R3 - RESIDENTIAL MIXED ZONE - BY-LAW NO.79-200	
ITEMS	REQUIRED	PROVIDED
LOT FRONTAGE (MIN.) FOR A DETACHED DWELLING ON A CORNER LOT	12m	SEE SITE PLAN
FRONT YARD DEPTH (MIN.) FOR A DWELLING	3m	SEE SITE PLAN
INT. SIDE YARD (MIN.)	INT. 1.2m	SEE SITE PLAN
EXT. SIDE YARD (MIN.)	EXT. 3m	SEE SITE PLAN
REAR YARD (MIN.)	7.5m	SEE SITE PLAN
ACCESSORY BLDG. REAR YARD (MIN. AS PER 4.13(D))	0.45m	SEE SITE PLAN
BUILDING HEIGHT (# OF STOREYS MAX)	2m (32.81 FT)	EXISTING TO REMAIN / SEE PLANS
ACCESSORY BUILDING - MAX WALL HEIGHT	3m (9.84 FT)	EXISTING TO REMAIN - ESTIMATED 2.4m +/-
RESTRICTIONS / SPECIAL LIMITS	MTO	CONSERVATIONS
		EASEMENTS
		SPA

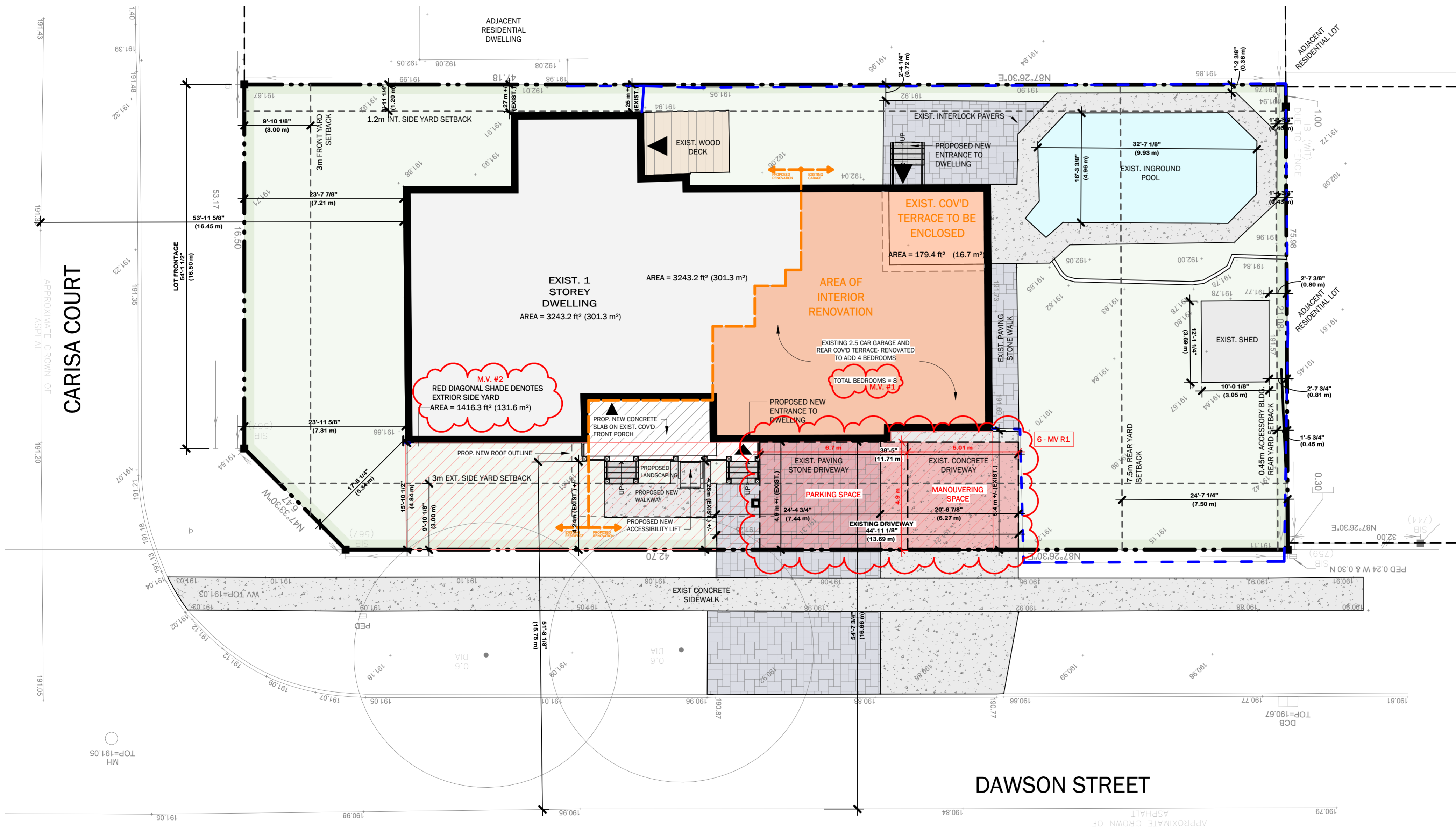
COVERAGE CALCULATIONS			
AS PER SECTION 7.8 RESIDENTIAL MIXED ZONE (R3 ZONE)			
LOT AREA (MAX LOT COVERAGE = 55%)	985.55m ² (10608.39 SF)	100%	MUNICIPALITY / CONSERVATION / REGION SHALL CONFIRM ALL ZONING REQUIREMENTS AND RESTRICTIONS PRIOR TO THE ISSUANCE OF BUILDING PERMIT / DEMOLITION PERMIT (NOT LIMITED TO) AND/OR CONSTRUCTION ACTIVITIES.
EXIST. DWELLING (INCLUDED IN RENOVATION AREA)	301.31m ² (3243.23 SF)	31%	INFORM ARCHITECT/PLANNER/APPLICANT/OWNER (NOT LIMITED TO) OF ANY INCOMPETENCE.
EXIST. COVID REAR PORCH (INCLUDED IN RENOVATION AREA)	16.67m ² (179.43 SF)	2%	ZONING INFORMATION CONFIRMED WITH CITY/TOWN
EXIST. COVID FRONT PORCH	14.33m ² (154.28 SF)	1%	NAME: _____
EXIST. SHED	15.61m ² (168.02 SF)	2%	DATE: _____
NEW ENTRANCE CANOPY	18.32m ² (197.20 SF)	2%	COMMENTS: _____
TOTAL LOT COVERAGE (55% MAX)	364.57m ² (3924.24 SF)	37%	
PAVING COVERAGE (DRIVEWAYS)	65.65m ² (706.60 SF)	7%	
LANDSCAPE (MIN 25%) (INCLUDES WALKWAYS, POOL, WOOD DECK, GRASS)	558.97m ² (6016.69 SF)	57%	

PARKING REQUIREMENTS	
AS PER SECTION 4.19.1 - TABLE 1	
GROUP HOME TYPE 1	1 PARKING SPACE
PARKING PROVIDED	1 PARALLEL PARKING SPACE

EXISTING ROAD SETBACKS	
EXISTING ROAD WIDTH (CARISA COURT) = APPROX. 8.0m +/- (BASED OFF NIAGARA NAV.)	
EXISTING ROAD WIDTH (DAWSON STREET) = APPROX. 9.5m +/- (BASED OFF NIAGARA NAV.)	
EXISTING CENTERLINE OF ROAD TO EXIST. HOUSE (CARISA COURT) = 16.45m	
EXISTING CENTERLINE OF ROAD TO EXIST. HOUSE (DAWSON STREET) = 16.66m	
EXISTING CENTERLINE OF ROAD TO EXIST. COVID FRONT PORCH (DAWSON STREET) = 15.99m	

MINOR VARIANCE ITEMS	
1. PROPOSED USE - GROUP HOME TYPE 1 WITH 8 BEDROOMS	
8 PERSONS PERMITTED UNDER GROUP HOME TYPE 1 DEFINITION	
2. MAXIMUM AREA OF AN EXTERIOR SIDE YARD WHICH CAN BE USED AS PARKING AREA = 67% OF THE YARD UP TO A MAXIMUM OF 50m ²	
EXISTING EXTERIOR SIDE YARD AREA = 131.6m ²	
PERMITTED 67% OF EXIST. SIDE YARD = 88.2m ²	
EXISTING DRIVEWAY AREA = 69.7m ² > 50m ²	

GROUP HOME TYPE 1 means a residence licensed, supervised, approved or funded under a federal or provincial statute for the accommodation of three (3) to eight (8) persons, excluding staff, living under responsible supervision and who, by reason of their intellectual, mental health, social or physical condition or legal status, require a group living environment for their well being, but does not include a Group Home Type 2.



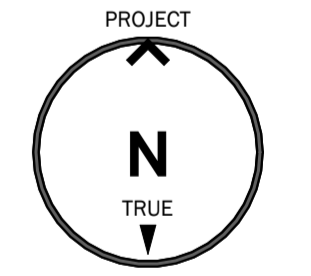
SITE PLAN

1" = 10'-0"

6-MV R1

No.	DATE	DESCRIPTION	BY:
1	01-02-2024	AS-BUILT	AM
2	01-26-2024	CONCEPT R1	IC
3	03-22-2024	CONCEPT R2	IC
4	04-03-2024	CONCEPT R3	IC
5	04-24-2024	CONCEPT R4	IC
6	05-17-2024	MV R1	KM

COMMISSION: 2023-192
ASSISTED CARE LIVING FACILITY - DAWSON STREET
 6668 DAWSON STREET, NIAGARA FALLS



A · C · K
 architects
 STUDIO INC.
 Architectural Office:
 290 Glendale Ave., St. Catharines, ON, L2T 2L3
 905 984 5545

SHEET TITLE:		
SITE PLAN		
DRAWN BY:	ACK	DRAWING No.:
CHECKED BY:	XX	.SP1
DATE ISSUED:	05-17-2024	
PROJECT No.:	2023-192	