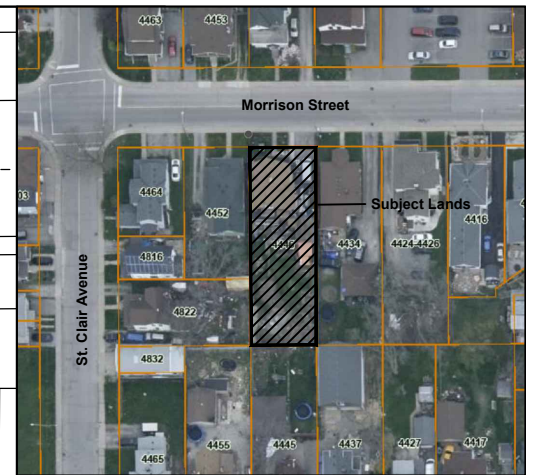


SCALE 1:250



SCALE 1:500



SITE STATISTICS

MUNICIPAL ADDRESS:	4446 MORRISON STREET
ZONING DESIGNATION	RESIDENTIAL TWO ZONE (R2)

ZONING MATRIX

REGULATION	REQUIRED	PROPOSED	COMPLIANCE
MIN LOT AREA	600 SQ. M.	695 SQ. M	YES
MIN LOT FRONTAGE	18.0 M	15.2 M	NO
MIN FRONT YARD DEPTH	6.0 M	6.0 M	YES
MIN REAR YARD DEPTH	7.5 M	14.7 M	YES
MIN INT. SIDE YARD DEPTH	1.2 M	1.2 M	YES
MAXIMUM LOT COVERAGE	45%	45%	YES
MINIMUM LANDSCAPED OPEN SPACE	30%	49%	YES
HEIGHT OF BUILDING	10 M	< 10 M	YES

SITE PLAN

4446 MORRISON STREET, NIAGARA FALLS ON

For: IBRAHIM KHALID Scale: As Shown
 Drawing No.: 241276 Date: APR-22-2024

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