

ZONING Project Data

City of Niagara Falls
 PROPERTY ZONING: DTC Zone

ZONING REQUIREMENTS AS PER R1E	by-law	proposed (EXISTING)
MINIMUM FRONT YARD DEPTH	6.0m	6.6m
MINIMUM REAR YARD DEPTH	7.5m	6.9m
MINIMUM INTERIOR SIDE YARD	1.22m	1.0m
MAXIMUM LOT COVERAGE	45%	33.8%
MAXIMUM BUILDING HGT.	10.0m	9.144m

LOT AREA	0.0275 Ha 274.46m ²
BUILDING AREA	M2
existing dwelling	77.53 M2
existing cov' porch	15.26 M2
existing ext. stair	10.52 M2
total	103.31 M2
% COVERAGE	37.6 < 45.0

area of hard surfaced drive area 37.5m² (13.6%)
 area of landscaped open space 133.65m² (48.69%)

Property Re-zone application

PROPOSED RESIDENTIAL (SINGLE -FAMILY) PARCEL TO BE RE-ZONED FROM DEFERRED TOURIST COMMERCIAL TO TOURIST COMMERCIAL TO PERMIT THE APPLICATION OF A VRU ON SITE



Site Plan

SCALE 1 : 150 Metric
11x17 sheet

4952 Walnut Street

designer



notes

disclaimer

do not scale drawings, verify all dimensions and information prior to construction report any errors and/or discrepancies to the maker of these plans immediately. All construction must meet or exceed all applicable current building codes including all revisions. Contractor shall be responsible for proceeding with work not fully checked or verified on site to ensure intent of the drawings are fully adhered to in regards to the basic design intent.

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date of issues and revisions

A- ISSUED FOR PRE-CONSULTATION RELATED TO PROPOSED ZONING AMENDMENT - 2023-08-22
 B- ISSUED TO LANDPRO PLANNING SOLUTIONS - 2024-07-03
 C- ISSUED FOR ZBA SUBMISSION 2024-09-12

drawing

Site Plan
Coloured

drawn

reviewed

plot C

drawing no.

SK-01

2023-30