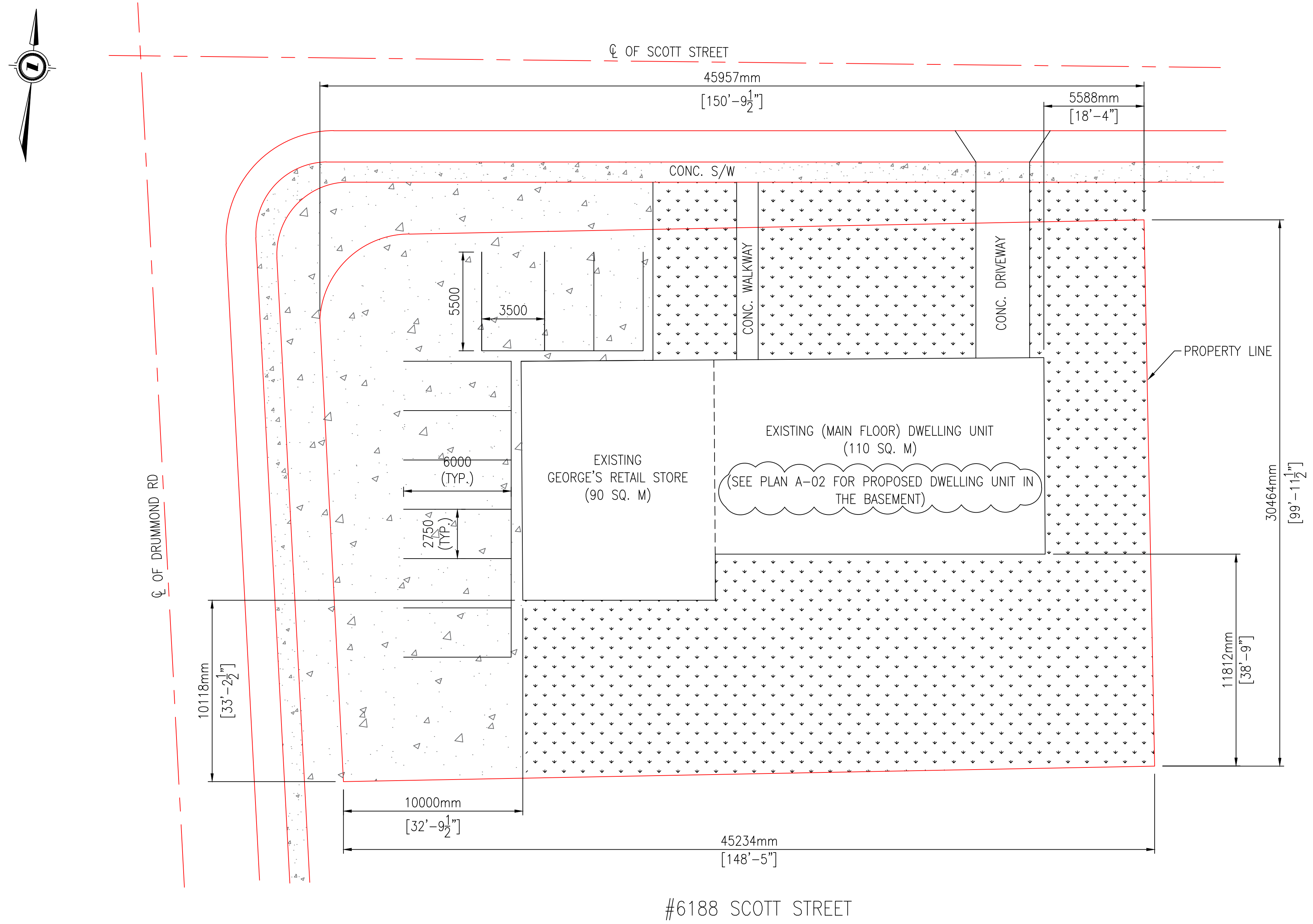


SITE PLAN

6188 SCOTT ST, NIAGARA FALLS, ON L2E 3B5



SITE PLAN INFORMATION (RECORD):

- CIVIC ADDRESS: 6188 Scott Street
- NO. OF STOREYS: 1
- PROPERTY ID: 25861
- TOWNSHIP: STAMFORD
- TOWNSHIP LOT: PT LOT 108
- LEGAL DESCRIPTION: PLAN 190LOT 01
- NO. OF PARKING SPACES: 8 (INCLUDING 1 HC SPOT)
- BASEMENT AREA: 115 SQ.M (1,230 SQ. FT)
- MAIN FLOOR AREA: 110 SQ.M (1,184 SQ. FT)
- CONVENIENCE STORE AREA: 90 SQ. M (968 .75 SQ. FT)
- LOT AREA: 1386 SQ. M

ZONING COMPLIANCE REVIEW

| ITEM | DESCRIPTION | REQUIRED (MIN.) | PROVIDED | BY LAW REFERENCE |
|------|----------------------------------|--------------------|--|-----------------------------|
| 1 | Minimum lot frontage | 30 meters | 45.5 meters | No. 79-200 (8.1.2) |
| 2 | Minimum rear yard depth | 10 meters | 10 m | No. 79-200 (8.1.2) |
| 3 | Minimum interior side yard width | 3 meters | 5.5 m | No. 79-200 (8.1.2) |
| 4 | Minimum exterior side yard width | 12 meters | +/- 10 meters (EXISTING) | No. 79-200 (8.1.2) |
| 5 | Minimum lot coverage | 40% | 33% (including proposed basement) | No. 79-200 (8.1.2) |
| 6 | Maximum floor area | 230 M ² | 315 M ² (EXIST. STORE 90 SQ.M+EXIST. MAIN FLOOR DWELLING 110 SQ.M+PROPOSED BASEMENT 115 SQ.M) | No. 79-200 (8.1.2) |
| 7 | Parking and access requirement | 6 | 10 | No. 79-200 (Section 4.19.1) |
| 8 | Loading area requirement | N/A | N/A | |

PARKING SPACES CALCULATIONS

| CLASS OF BUILDING | MINIMUM PARKING SPACE REQUIREMENTS | REFERENCE (from "by-law no. 79-200) | REQUIRED PARKING SPACES | PROVIDED PARKING SPACES |
|---|---|-------------------------------------|-------------------------|-------------------------|
| Detached dwelling, Duplex dwelling or semi-detached dwelling and on street townhouse dwelling | 1 Parking space for each dwelling unit | 4.19.1 – Table (1) | 2 | 3 |
| Retail store | 1 Parking space for each 25 square meters of floor area | | 4 | 5 |
| Total | | | 6 | 8 |

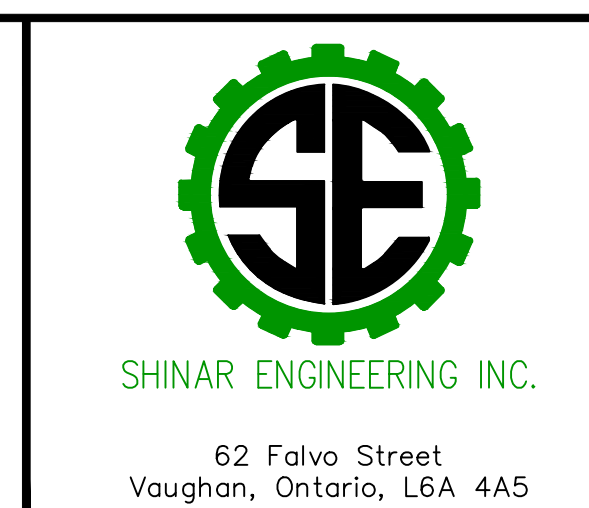
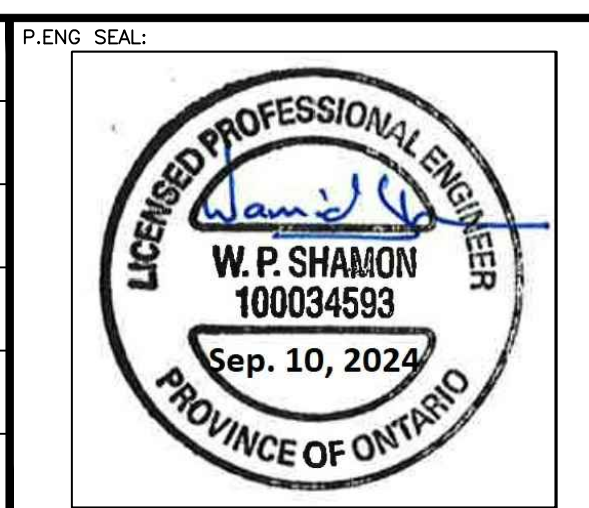
CAUTION
PROPERTY LINES ARE APPROXIMATE AND ARE SHOWN FOR INFORMATION PURPOSES ONLY.
THE POSITION OF POLE LINES, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.
BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
DRAWINGS ARE NOT TO BE SCALED.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ORIGINATOR BEFORE COMMENCING THE WORK.

PROJECT DESCRIPTION

SITE PLAN

| ISSUE | DATE | INIT. | REASON FOR ISSUE |
|---------|-------------------|-------|------------------|
| ISSUE 1 | SEPTEMBER 05 2024 | WS | PRELIMINARY |
| ISSUE 2 | - | - | - |
| ISSUE 3 | - | - | - |
| ISSUE 4 | - | - | - |
| ISSUE 5 | - | - | - |
| ISSUE 6 | - | - | - |

| ISSUE | DATE | INIT. | REASON FOR ISSUE |
|----------|------|-------|------------------|
| ISSUE 7 | - | - | - |
| ISSUE 8 | - | - | - |
| ISSUE 9 | - | - | - |
| ISSUE 10 | - | - | - |
| ISSUE 11 | - | - | - |
| ISSUE 12 | - | - | - |



PROJECT TITLE:
EXISTING STORE & HOUSE LAYOUT

| | |
|---|--|
| DRAWN BY: RAFY DANKHA rdankha@shinar.ca | CHECKED BY: WAMID SHAMON wshamon@shinar.ca |
| DATE: SEPTEMBER 05, 2024 | STREET NAME: SCOTT ST & DRUMMOND RD |
| SCALE: AS SHOWN | DRAWING No.: SP-01 |