




SCALE BAR 1:250



 <p>LANDPRO PLANNING SOLUTIONS INC. 110 James Street, Suite 204 St. Catharines, ON 289-687-3730 info@landproplan.ca</p>	<p>CONCEPTUAL SITE PLAN</p> <p>PARCEL 272514000108434 MONTROSE ROAD NIAGARA FALLS REGION OF NIAGARA</p> <p>CON 6 PT LOT 1 RP59R7401; PART 8</p>	<p>LEGEND</p> <ul style="list-style-type: none"> — PROPERTY LINE — REZONING BOUNDARY PROPOSED DWELLING SEPTIC 	 <p>KEY MAP (NTS)</p>																		
<p>DATE: FEB 21, 2023</p>	<p>SCALE: 1:250</p> 	<table border="1"> <thead> <tr> <th>ZONING PROVISION:</th> <th>REQUIRED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>MIN. LOT AREA</td> <td>1.2 ha.</td> <td>1.01 ha.</td> </tr> <tr> <td>MIN. LOT FRONTAGE</td> <td>30m</td> <td>81.3m</td> </tr> <tr> <td>MIN. FRONT YARD</td> <td>18m</td> <td>10m</td> </tr> <tr> <td>MIN. REAR YARD</td> <td>12m</td> <td>93.6m</td> </tr> <tr> <td>MIN. SIDE YARD</td> <td>4.5m</td> <td>1.6m</td> </tr> </tbody> </table>	ZONING PROVISION:	REQUIRED	PROPOSED	MIN. LOT AREA	1.2 ha.	1.01 ha.	MIN. LOT FRONTAGE	30m	81.3m	MIN. FRONT YARD	18m	10m	MIN. REAR YARD	12m	93.6m	MIN. SIDE YARD	4.5m	1.6m	<p>REQUIRED AMENDMENTS</p> <ul style="list-style-type: none"> Change of zoning from O2 to RA Reduce minimum lot area from 1.2 to 1.01 ha. Reduce minimum front yard from 18 to 10m Reduce minimum side yard from 4.5 to 1.6m
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