

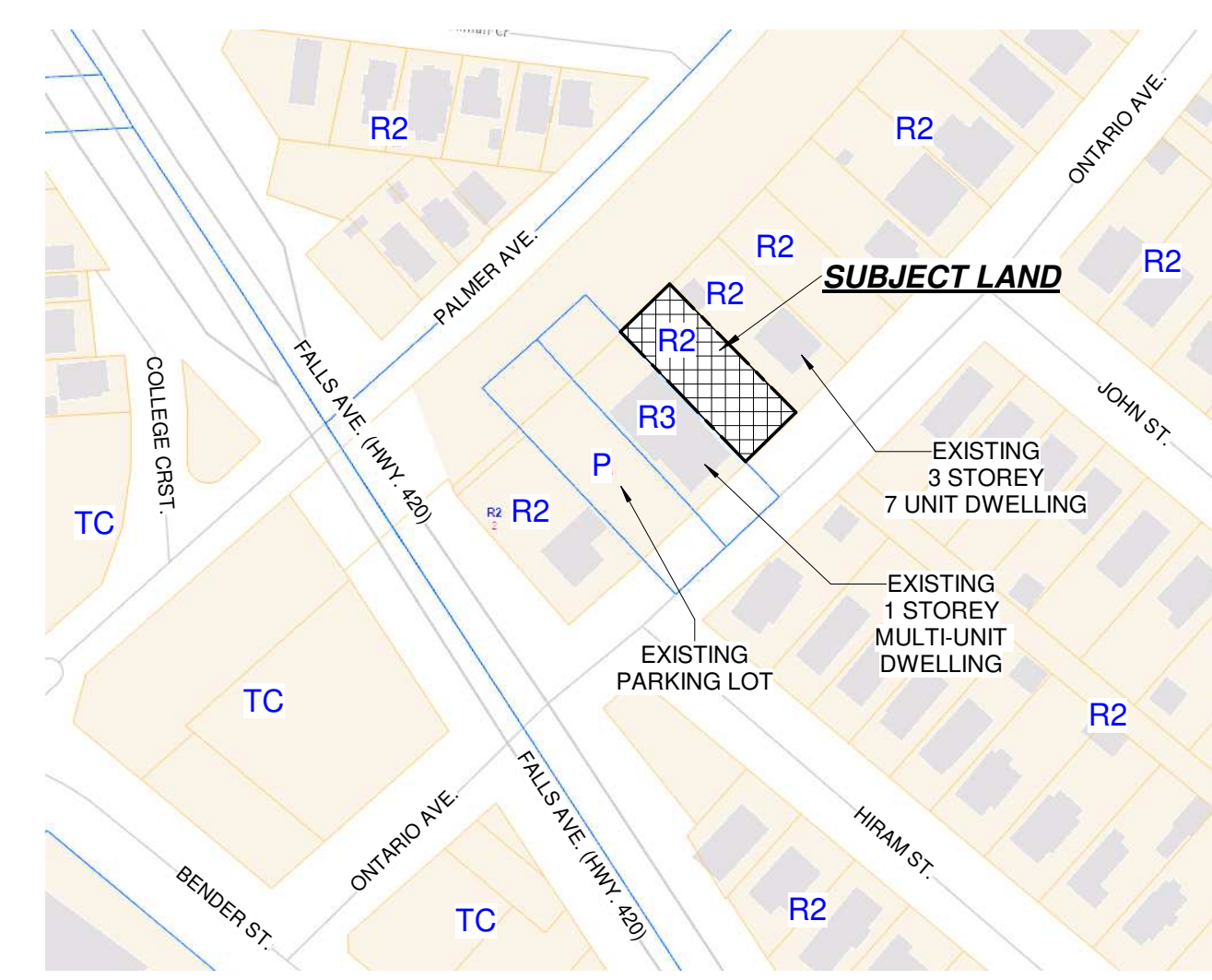
LOT 15 SITE DATA
PROPOSED 11 MULTI-UNIT DWELLINGS
 LOT AREA = 579.00 m² = 100%
 TOTAL BUILDING AREA = 172.18 m² = 29.74 %
 ASPHALT PAVED AREA = 274.43 m² = 47.38 %
 SOFT LANDSCAPING AREA = 122.77 m² = 21.20 %
 RESIDENTIAL DWELLING UNITS = 11 UNITS
 RESIDENTIAL PARKING = 8 SPACES
 (LOT 15 ACCESSIBLE PARKING = 1 SPACE)

LOT 16 SITE DATA
EXISTING 7 MULTI-UNIT DWELLINGS
 LOT AREA = 579.94 m² = 100%
 TOTAL BUILDING AREA = 119.72 m² = 20.64 %
 ASPHALT PAVED AREA = 329.48 m² = 56.81 %
 SOFT LANDSCAPING AREA = 110.86 m² = 19.12 %
 RESIDENTIAL DWELLING UNITS = 7 UNITS
 RESIDENTIAL PARKING = 9 SPACES

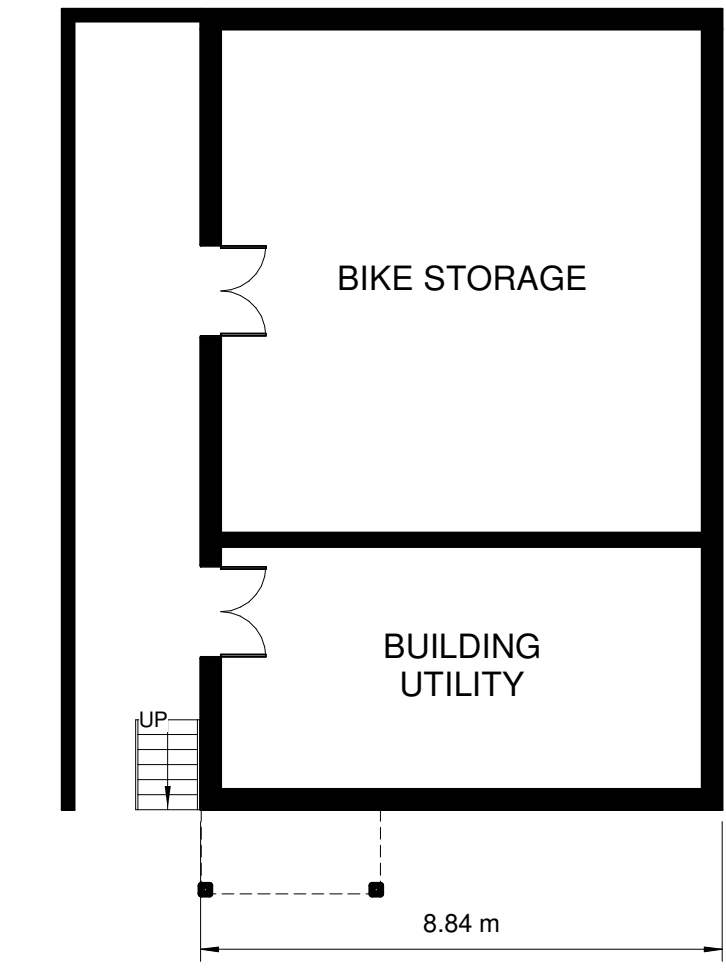
- 7.7 RESIDENTIAL TWO ZONE (R2 ZONE).**
- 7.7.1 PERMITTED USES: No person shall within any R2 Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:
- (a) A detached dwelling
 - (b) A semi-detached dwelling
 - (c) A duplex dwelling
 - (d) A home occupation in a detached dwelling, or in a dwelling unit of a semi-detached dwelling or a duplex dwelling, subject to the provisions of section 5.5
 - (e) Accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14
 - (f) A group home type 1 (2009-176)
 - (g) A bed and breakfast in a detached dwelling, or in a dwelling unit of a semi-detached dwelling or a duplex dwelling, that complies with the provisions set out in section 4.37 (2018-91)

7.7.2 REGULATIONS: No person shall within any R2 Zone use any land or use any building or structure except in accordance with the provisions of sections 4 and 5 and the following regulations:

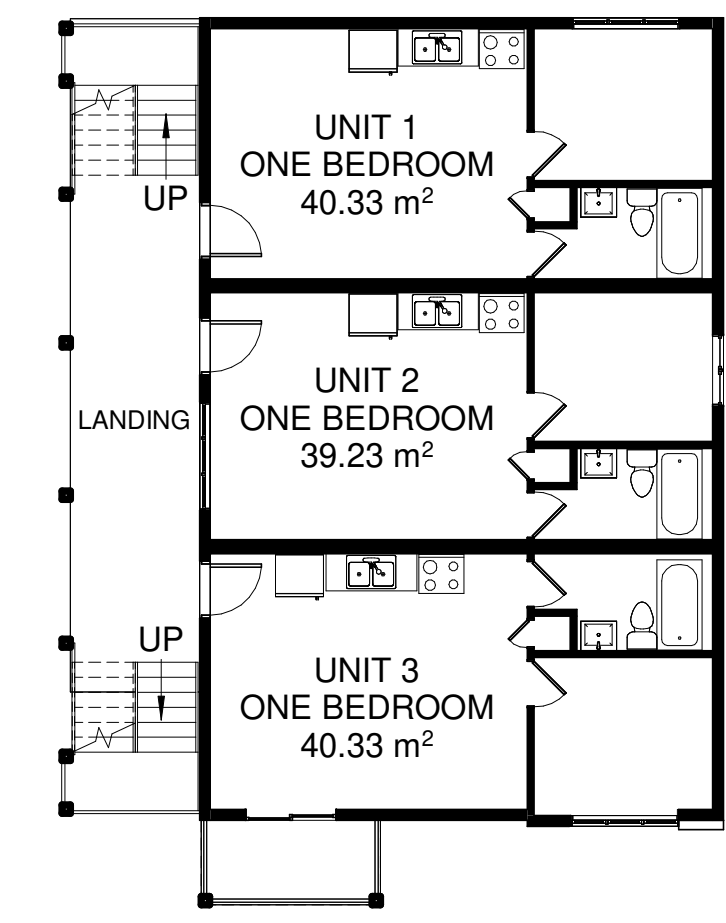
(a) Minimum lot area	
(i) for a detached dwelling	370 square metres (3,982 sq. ft.)
(ii) for a semi-detached dwelling or a duplex dwelling	600 square metres (6,458.4 sq. ft.)
(b) Minimum lot frontage	
(i) for a detached dwelling on an interior lot	12 metres (39.4 ft.)
(ii) for a detached dwelling on a corner lot	15 metres (49.2 ft.)
(iii) for a semi-detached dwelling or a duplex dwelling on an interior lot	18 metres (59.1 ft.)
(iv) for a semi-detached dwelling or a duplex dwelling on a corner lot	20 metres (65.6 ft.)
(c) Minimum front yard depth (93-284)	6 metres (19.7 ft.) plus any applicable distance specified in section 4.27.1
(d) Minimum rear yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1
(e) Minimum interior side yard width for a detached dwelling, a semi-detached dwelling or a duplex dwelling (2011-136)	1.2 metres (3.9 ft.), subject to the provisions of clauses a and b of section 5.1
(f) Minimum exterior side yard width	4.5 metres (14.8 ft.) plus any applicable distance specified in section 4.27.1
(g) Maximum lot coverage	45%
(h) Maximum height of building or structure	10 metres (32.81 ft.) subject to section 4.7



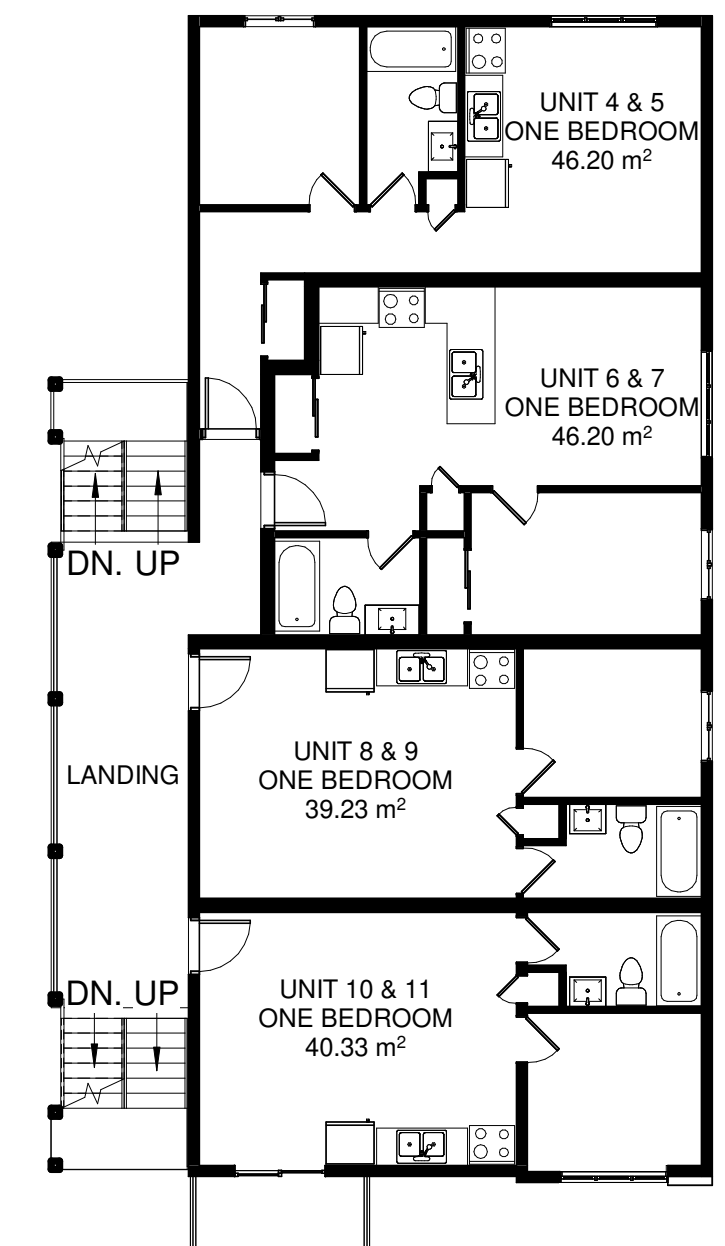
2 LOCATION & ZONING MAP
 1 : 1500



3 FOUNDATION PLAN
 3/32" = 1'-0"



4 GROUND FLOOR LEVEL
 3/32" = 1'-0"



5 SECOND & THIRD FLOOR PLAN
 3/32" = 1'-0"

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 CERTIFICATE OF PRACTICE : # 4053

PROPOSED 11 UNIT MULTI-DWELLING BUILDING

5567 ONTARIO STREET
 NIAGARA FALLS

No.	Description	Date

OPA/ZBA

SHEET TITLE:

SITE PLAN

DRAWN BY: JTF APPROVED: JPD

SCALE: As indicated JOB #: 23081

SHEET NO: **A1-01**