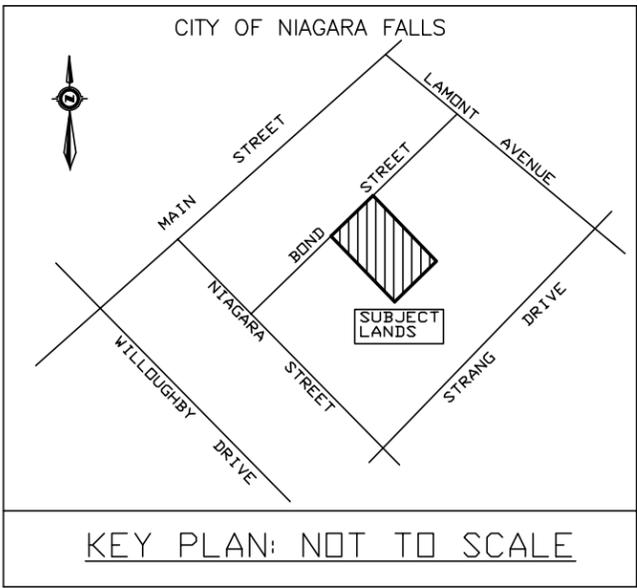
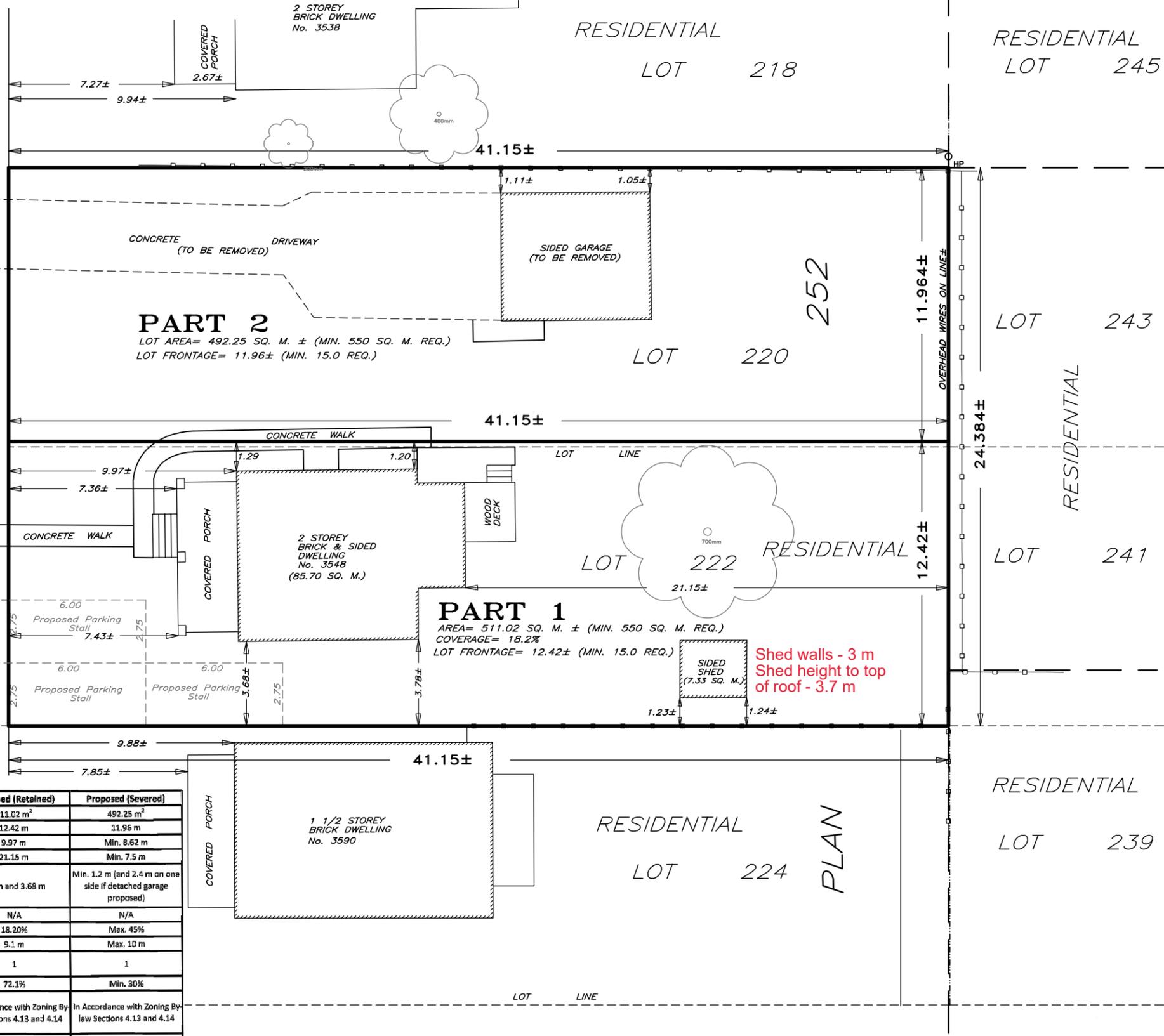
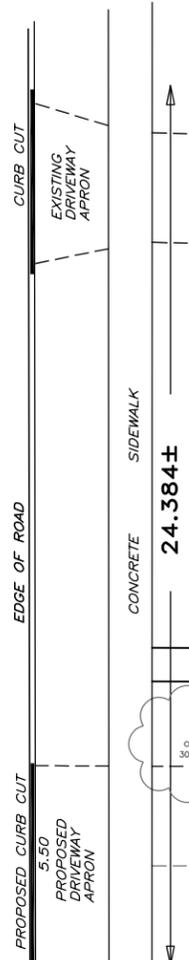




**BOND STREET**  
( 20.12± WIDE )

**BOND STREET**  
( 20.12± WIDE )



CITY OF NIAGARA FALLS  
COMMITTEE OF ADJUSTMENT APPLICATION  
**LOTS 220 AND 222,**  
**PLAN 252**  
IN THE  
**CITY OF NIAGARA FALLS**  
REGIONAL MUNICIPALITY OF NIAGARA  
SCALE: 1 : 200  
5 4 3 2 1 0 5 10  
METRES  
2025

**CAUTION:** THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS STATED IN THE TITLE BLOCK  
THIS SKETCH IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL.

Provision	R1C Requirement	Proposed (Retained)	Proposed (Severed)
Minimum Lot Area	550 m <sup>2</sup>	511.02 m <sup>2</sup>	492.25 m <sup>2</sup>
Minimum Lot Frontage	15 m	12.42 m	11.96 m
Minimum Front Yard Depth	5 m	9.97 m	Min. 8.62 m
Minimum Rear Yard Depth	7.5 m	21.15 m	Min. 7.5 m
Minimum Interior Side Yard	1.2 m and 2.4 m	1.2 m and 3.68 m	Min. 1.2 m (and 2.4 m on one side if detached garage proposed)
Minimum Exterior Side Yard	4.5 m	N/A	N/A
Maximum Lot Coverage	45%	18.20%	Max. 45%
Maximum Height of Building	10 m	9.1 m	Max. 10 m
Maximum number of dwellings on one lot	1	1	1
Minimum Landscaped Open Area	30% of Lot Area	72.1%	Min. 30%
Accessory Buildings and Accessory Structures	In Accordance with Zoning By-law Sections 4.13 and 4.14	In Accordance with Zoning By-law Sections 4.13 and 4.14	In Accordance with Zoning By-law Sections 4.13 and 4.14
Parking Requirements	In accordance Zoning By-law Section 4.19.1: 1 space per dwelling	3 spaces	Min. 1 space
Surface Parking Space Dimensions	In Accordance with Zoning By-law Section 4.19.1: 2.75 m in width per space 6 m in depth per space	2.75 m in width 6 m in depth	2.75 m in width 6 m in depth
Driveway Width	In Accordance with Zoning By-law Section 4.19.1: 9 m or 60% of lot frontage	5.5 m	Max. 9 m or 60% of lot frontage
Parking in Yards	In Accordance with Zoning By-law Section 4.19.3:		
(1) Maximum Lot Area Which Can Be Used as Surface Parking Area	30%	9.7%	Max. 30%

*TPS*  
PHILIP S. SUDA O.L.S. MARCH 29, 2025  
DATE  
**SUDA & MALESZYK SURVEYING INC.**  
ONTARIO LAND SURVEYORS  
26 EAST MAIN STREET, SUITE 2  
WELLAND, ONTARIO L3B 3W3  
TEL: (905) 732-7651  
FILE: 25-14 JOB No: 6968