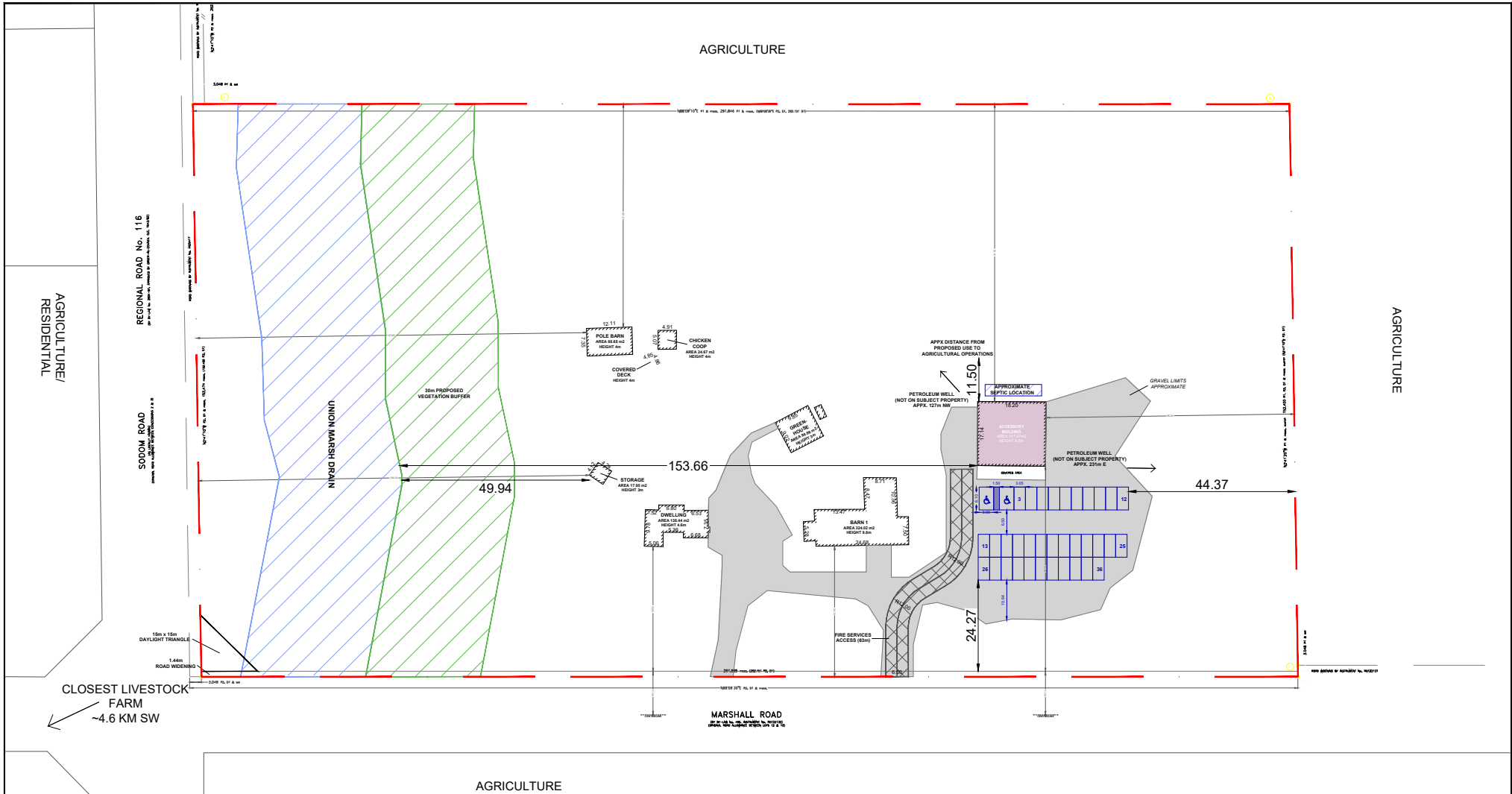


SITE PLAN

4079 MARSHALL ROAD, NIAGARA FALLS

PT LT 13 CON 2 WILLOUGHBY
R0765455, REGION OF NIAGARA

ZONING TABLE – RURAL

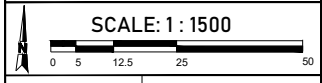
	REQUIRED	PROPOSED (AFTER ROAD WIDENING)
MN. LOT AREA	1 acre (0.40 ha)	10.89 acres (4.41 ha)
MN. FRONTAGE	200 ft (61m)	291.89m
MN. SY	15ft (4.6m)	65.93m
MN. RY	30ft (9.1m)	59.37m
MN. FY	68ft (20.7m) from ROW centreline	33.18m to road widening
MN. PARKING	1 per 5 seats (ASSEMBLY HALL)	36 spaces (up to 180 seats)
OFDU CRITERIA	25 PROPERTY COVERAGE (Max 1ha) 881.23 m ² 208 GFA	PROP. COVERAGE (BARN & SEPTIC) 275 m ² 176.25 m ² GFA (BARN) 230 m ²
OP 7.2.3.	INDOOR SPACE MAX 100m ²	230 m ²
	CUMULATIVE FLOOR SPACE OF ALL BUILDINGS ON PROPERTY	999.86 m

LEGEND

- PROPERTY LINE
- BARN TO BE RENOVATED
- REGULATION LIMITS
- EXISTING DRIVEWAY (GRAVEL / ASPHALT)
- 3 PROPOSED PARKING

NOTES:
1. PROPERTY AND STRUCTURE DIMENSIONS PER LAROCQUE GROUP, JANUARY 2025.
2. EXACT SEPTIC LOCATION & SIZE TO BE DETERMINED.

NOTES CONT'D:
3. FIRE SERVICES ROUTE TO BE SURFACED AND GRADED ACCORDING TO ONTARIO BUILDING CODE 3.2.5.6.
4. ROAD WIDENING (14.4m) AND DAYLIGHT TRIANGLE (15m x 15m) TO BE CONVEYED TO THE CITY OF NIAGARA FALLS.
5. DRIVEWAYS, LOADING AREAS SHALL BE PAVED WITH ALL-WEATHER DUST-FREE MATERIALS.



DATE: MAY 06 2025
DESIGNED BY: M.T.
DRAWING: 1 OF 1
REVIEWED BY: M.S.

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