



SITE STATISTICS

DESCRIPTION OF LAND

BEING LOT 4 AND PART LOT 5 REGISTERED PLAN 63
MUNICIPAL No. 6536 HIGH ST CITY OF NIAGARA FALLS

SITE DATA:	6535 HIGH ST	
ZONING	R2 RESIDENTIAL	
LOT AREA:	1371.98 SQ.M.	
LOT COVERAGE:	ALLOWED=45% 	PROPOSED DWELLING (163.85sq.m) =11.94% INCLUDES GARAGE (30.12 SQ.M)
		PROPOSED REAR PORCH (14.70sq.m)=1.07% PROPOSED FRONT PORCH (15.24sq.m)=1.11% PROPOSED WALKOUT (4.58sq.m)=0.03%
		TOTAL 198.37sq.m=14.45%
LOT COVERAGE: ACCESSORY BUILDINGS	ALLOWED=10% 	EXISTING DWELLING (86.42sq.m) =6.30% PROPOSED ADDITION (12.05sq.m) =0.80% EXISTING SHEDS 1 (24.56sq.m)=1.80% EXISTING SHEDS 2 (9.61sq.m)=0.07% EXISTING SHEDS 3 (29.11sq.m)=2.12% EXISTING SHEDS 4 (4.5sq.m)=0.03%
		TOTAL ACCESSORY BLDG. 166.25sq.m=11.12%
		TOTAL 364.62sq.m=26.58%
MAXIMUM HEIGHT	ALLOWED 10.0M	PEAK OF ROOF=9.33M. AVG. AT 4 CORNERS.
LOT WIDTH		EXISTING 13.11m.
FRONT YARD	REQUIRED 6.0m.	PROPOSED DWELLING/PORCH:12.16 m. PROPOSED GARAGE: 12.76 m.
REAR YARD	REQUIRED 7.5m.	PROPOSED DWELLING:36.19m.
SIDE YARD	REQUIRED 1.20m.	PROPOSED AT DWELLING:1.25m. EAST. PROPOSED AT DWELLING:1.53m. WEST.
LANDSCAPED AREA		LOT AREA 1371.98 SQ.M. -198.37 SQ.M. PROPOSED. -166.25 SQ.M. EXISTING - 82.94 SQ.M. DRIVEWAY
		LANDSCAPED AREA 924.42sq.m=67.39%

PRINCIPAL DWELLING UNIT

ACCESSORY DWELLING UNIT

MINOR VARIANCE REQUIRED

SITE PLAN BASED ON:

J.D. BARNES' Ltd.

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