

This detailed site plan for 4228 Huron Street illustrates the proposed and existing layout of the property. The plan includes the following key features and dimensions:

- Property Dimensions:** The lot is bounded by a frontage of 32.29m, a depth of 15.240m, and side boundaries of 32.286m and 15.240m. The lot area is 498.1 sq.m.
- Proposed Structures:**
 - Proposed 2 Storey Adu Accessory Building:** Located on the left side of the lot, with a footprint of 9.99m by 7.00m and a total area of 73.86 sq.m. It includes a proposed covered concrete porch and a paved driveway (1).
 - Proposed Covered Concrete Porch:** Adjacent to the Adu building, with a footprint of 3.00m by 3.35m.
- Existing Structures:**
 - Existing One Storey Garage to Remain:** Located in the center-right, with a footprint of 4.46m by 4.74m and a total area of 21.14 sq.m.
 - Existing Two Storey House to Remain:** Located on the right side, with a footprint of 10.06m by 8.28m and a total area of 73.86 sq.m. It includes an existing covered wood porch and concrete stairs.
 - Existing One Storey Garage Accessory Building:** Located at the bottom of the lot, with a footprint of 1.50m by 0.50m.
- Parking and Driveways:**
 - Parking Space #1:** A 6.00m by 3.00m paved area.
 - Parking Space #2:** A 6.00m by 3.00m paved area.
 - Paved Driveway (2):** A 6.00m by 3.00m paved area.
- Other Features:**
 - Publicly Travelled Concrete Sidewalk:** Located along the top boundary of the lot.
 - Existing O.H. Wires:** Overhead wires running along the top boundary.
 - Existing Catch Basin and Utility Pole:** Located near the top boundary.
 - Concrete Sidewalk:** A new sidewalk proposed along the right boundary.
 - Concrete Stairs:** Located near the existing two-storey house.
 - Existing Wood Steps to Remain:** Located near the existing one-storey garage.
 - Existing Uncovered Wood Deck:** Located near the existing one-storey garage.
 - Existing Covered Wood Porch:** Located near the existing two-storey house.
- Orientation and Surroundings:**
 - Orientation:** The plan is oriented with North (N) at the top.
 - Adjacent Properties:** The property is adjacent to a two-storey house and a one-storey garage accessory building on the left, and a two-storey house on the right.
 - Street Frontage:** The property is located on 4228 Huron Street.

LOT AREA = 492.40 sq.m.
ALLOWABLE LOT COVERAGE = 45% = 221.58 sq.m.
EXISTING HOUSE = 73.86 sq.m. = 15.00%
EXISTING COVERED WOOD PORCH = 36.00 sq.m. = 7.31%
EXISTING GARAGE (To Remain) = 21.14 sq.m. = 4.29%
PROPOSED COVERED CONCRETE PORCH = 6.40 sq.m. = 1.30%
PROPOSED ADU = 73.86 sq.m. = 15.00%

PROPOSED TOTAL LOT COVERAGE = 211.26 sq.m. = 42.90%
LANDSCAPED OPEN SPACE = 233.16 sq.m. = 47.35%
PROPOSED PAVED DRIVEWAY (1) = 27.81 sq.m. = 5.65%
PROPOSED PAVED DRIVEWAY (2) = 20.17 sq.m. = 4.10%
PROPOSED TOTAL ACCESSARY BUILDING LOT COVERAGE = 95.00 sq.m. = 19.30%

4228 HURON
STREET

4228 Huron St, Niagara Falls, ON L2E 2G7

<h1 style="margin: 0;">FOR MINOR VARIANCE</h1>	
<p>SHEET TITLE:</p> <div style="border: 1px solid black; height: 150px; margin-top: 10px; display: flex; align-items: center; justify-content: center;"> <h2 style="margin: 0;">SITE PLAN</h2> </div>	
<p>DRAWN BY: J.T.F.</p>	<p>APPROVED:</p>
<p>SCALE: As indicated</p>	<p>JOB #: 2024-88</p>
<p>SHEET NO:</p>	