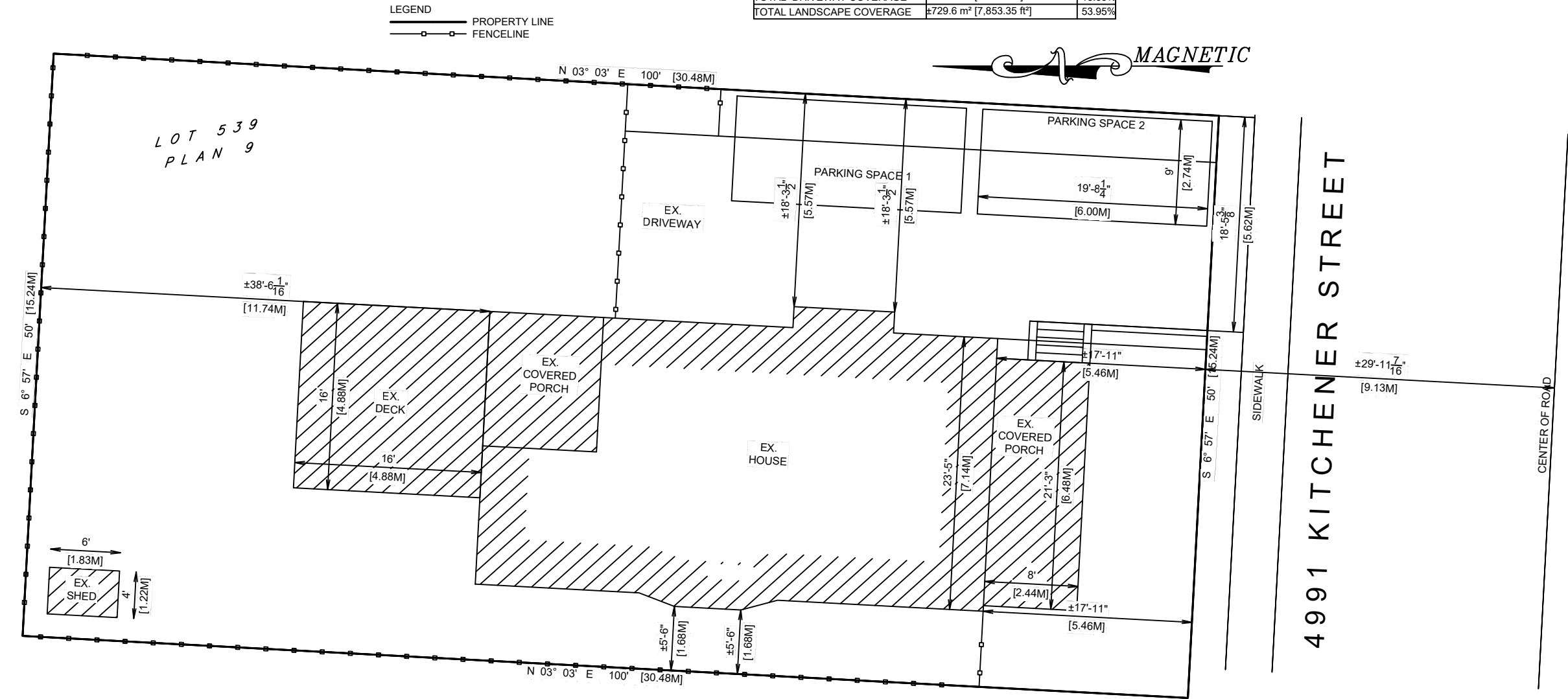


DRAWING NOTE
THIS IS NOT A LEGAL SURVEY AND SHALL NOT BE USED FOR MORTGAGE OR TRANSACTION PURPOSES. PROPERTY LIMITS HAVE BEEN COMPILED FROM LAND REGISTRY OFFICE RECORDS. MEASUREMENTS ARE BY USING THE NIAGARA REGION NAVIGATOR WEBSITE.

LAND USE SCHEDULE		
TOTAL LOT AREA	±464.52 m² [±5,000.0 ft²]	100%
EXIST. HOUSE/DECK FOOTPRINT	±136.65 m² [±1,470.90 ft²]	29.42%
TOTAL BLDG FOOTPRINT	±136.65 m² [±1,470.90 ft²]	29.42%
TOTAL DRIVEWAY COVERAGE	±77.26 m² [831.60 ft²]	16.63%
TOTAL LANDSCAPE COVERAGE	±729.6 m² [7,853.35 ft²]	53.95%

ZONING PROVISIONS TABLE			
ZONING PROVISIONS	REQUIRED	PROPOSED	COMMENT
PERMITTED USES	Various, but not include a Vacation Rental Unit	Vacation Rental Unit	Does not Comply - Seeking to add it as a permitted use
MIN. LOT AREA	370 SQ M	274.46 SQ M	Existing Deficiency
MIN. LOT FRONTAGE	12 M	11.3 M	Existing Deficiency
MIN. FRONT YARD	6 M	5.46 M	Existing Deficiency
MIN. REAR YARD	7.5 M	6.6 M	Existing Deficiency
MIN. INTERIOR SIDE YARD	1.2 M	1.0 M	Existing Deficiency
MAX. LOT COVERAGE	45%	33.8%	Complies
MAX. BUILDING HEIGHT	10 M	9.144 M	Complies
MAX. NUMBER OF DETACHED DWELLINGS	1	1	Complies
PARKING REQUIREMENTS	1 Parking space per dwelling, 2 parking spaces for a VRU	2	Complies
MIN. LANDSCAPED OPEN SPACE	30% of lot area	48.69%	Complies
MIN. PARKING SPACE WIDTH	2.75 M	2.75M - 2.8M	Complies
MIN. PARKING SPACE LENGTH	6 M	6 M	Complies
ACCESSORY STRUCTURE	Covered front porch not more than 2.5M extended into front yard	2.473 M	Complies



1 SITE PLAN
SP
SCALE: 3/32" = 1'-0"

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN. HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS AS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER/REGISTERED DESIGN FIRM.

DESIGNER:
NAME: Craig Riesebosch
BCIN: 124065

18-AUG-24
DATE
NOT VALID UNLESS SIGNED AND DATED

DESIGN FIRM:
NAME:
RieseCorp Services Inc.
208 Lawrence Lane
Fonthill, Ontario
Canada L0S 1E4
905-321-1475
craig@riesebosch.ca
BCIN: 125913

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PROJECT
ZUPING LI
MINOR ZONING VARIANCE VRU
SITE PLAN

DRAWN BY: CPR
CHECKED BY: CPR
DATE: 18 AUG 2024
SCALE: AS NOTED
CAD FILE: RC241201t.dwg
SHEET: SP