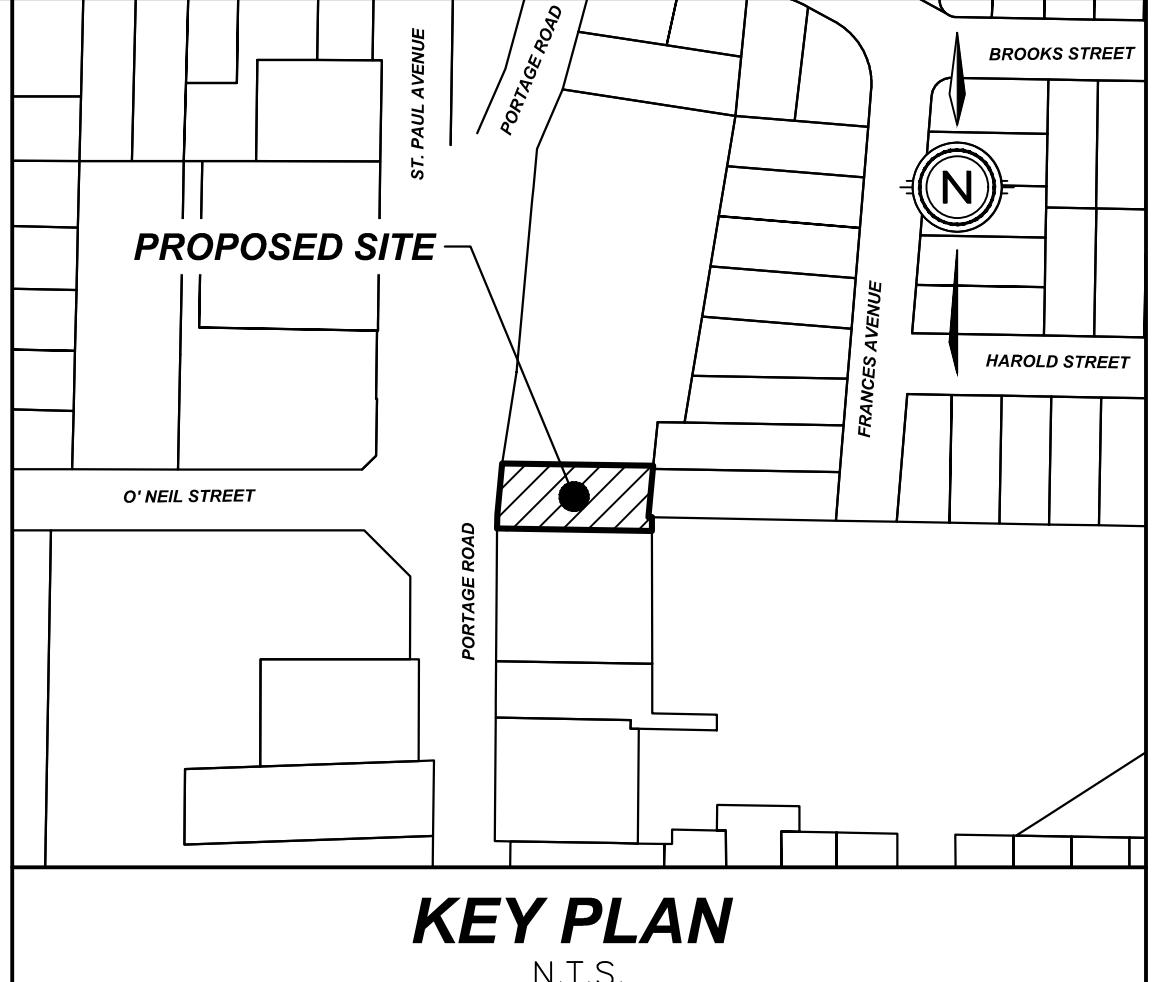
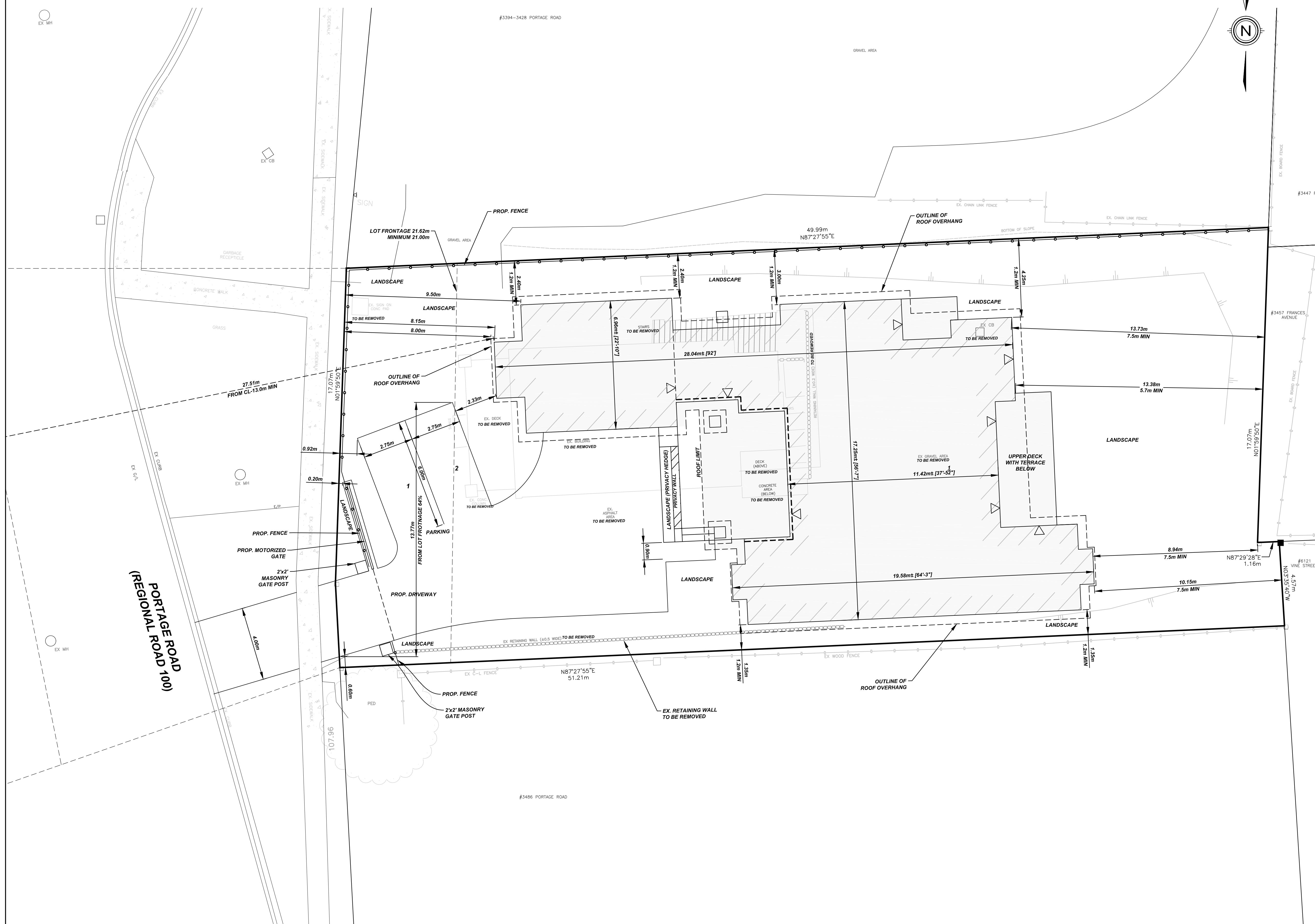


3456 PORTAGE ROAD NIAGARA FALLS



SITE PLAN

LEGAL DESCRIPTION

**PART OF LOT 56
CITY OF NIAGARA FALLS**

ZONING MATRIX

PROVISION	PROPOSED ZONING (R1A)	PROVIDED
PERMITTED USES: A <u>detached dwelling</u> , a home occupation in a detached dwelling, subject to the provisions of section 5.5, accessory buildings and accessory structures, subject to the provisions of sections 4.13 and 4.14, a group home type 1 (2009–176), a bed and breakfast in a detached dwelling, that complies with the provisions set out in section 4.37 (2018–91) and additional dwelling unit(s) subject to the provisions of Section 4.45 (2023–110).		
Additional neighborhood commercial uses: Clinic, office, personal service shop, day nursery, health centre.		
7.1 Residential 1a density zone (R1A Zone).		
Minimum lot area	800 square metres (8,611 sq. ft.)	1084.90m ²
Minimum lot frontage	21 metres (68.9 ft.)	21.62m
Minimum front yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1	8.15m At CL ±27.51m
Minimum rear yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1	8.94m
Minimum interior side yard width	1.2 metres (3.9 ft.) subject to the provisions of clause a of section 5.1,	1.35m
Minimum exterior side yard width	6 metres (19.7 ft.) plus any applicable distance specified in section 4.27.1	N/A
Maximum lot coverage	45%	34.01%
Maximum height of building or structure	10 metres (32.81 ft.) subject to section 4.7	9.25m
Maximum number of detached dwellings on one lot	1 only	1
Parking and access requirements	in accordance with section 4.19.1 (1 parking space for each dwelling unit)	2
Accessory buildings and accessory structures	in accordance with sections 4.13 and 4.14	N/A
Minimum landscape open space	30% of the lot area	50.82%
4.19.1 Parking area requirements		
Minimum parking requirement	1 parking space for each dwelling unit	2 spaces (Exterior), and 2 (Interior)
4.19.3 parking in yards		
Maximum lot area which can be used as a surface parking area	30%	15.17%
Maximum width of driveway or parking area in the front yard of a lot	60% of the lot frontage but in no case more than 9 metres for a detached dwelling, duplex dwelling, and semi-detached dwelling, and 60% of the lot frontage for an on street townhouse dwelling.	64%

LAND USE SCHEDULE

AREA	ha	% COVERAGE
DWELLING	369.00	34.01%
DRIVEWAY	164.60	15.17%
LANDSCAPE	551.30	50.82%
TOTAL	1084.90	100.00%
UNITS		1
DEVELOPABLE AREA		0.1084ha
DEVELOPABLE DENSITY (UNITS/DEVELOPED AREA)		9.22u/ha
MINIMUM PARKING REQUIRED: 1 PARKING PER TOWNHOUSE DWELLING		2 spaces (Exterior), (1+1)

UNIT	2 space (Inside)
.	.
.	.
0	ISSUED FOR REVIEW
#	REVISION
	DATE
	INIT



ER CANADA SULTANTS

ERS / PLANNERS

SITE PLAN	DRAFTING	A.M.
	DATE	OCTOBER 10, 2025
	PRINTED	OCTOBER 10, 2025
	SCALE	1:100
	DWG No.	REV
	24056-SP	0