

**Y.A.D.S.**

**YAGER  
ARCHITECTURAL  
DESIGN  
SERVICE**

900 CENTRALIA AVE  
RIDGEWAY, ONTARIO

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FIRM # 114092

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BCIN # 10107

NOTE: THIS SITE PLAN HAS BEEN CREATED USING FIELD NOTES, FIELD MEAUREMENTS AND AN OFFICIAL PLAN OF SURVEY. THIS IS NOT AN OFFICIAL PLAN OF SURVEY

**PROPOSED  
ACCESSORY  
BUILDING**

4189 BROOKDALE DR  
NIAGARA FALLS, ON

REVISIONS: ISSUED:

|       |          |  |
|-------|----------|--|
| REV.1 | 02-23-23 |  |
| REV.2 | 03-06-23 |  |

03-06-23

SHEET TITLE:

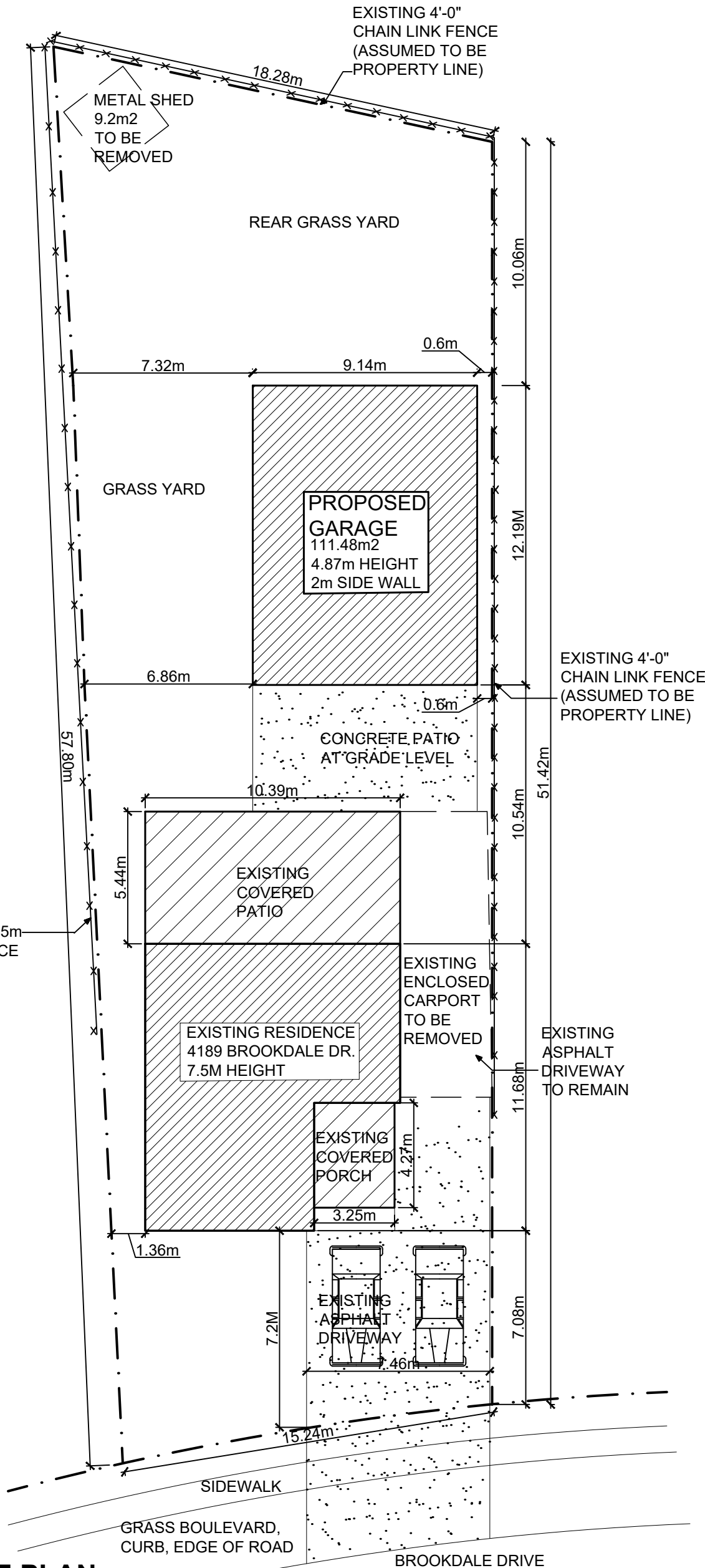
**SITE PLAN**

JOB #:

SCALE: AS NOTED

SHEET NO:

**S-01**



**1 SITE PLAN**

1:200m  
1/16" = 1'-0"

| ZONING : R1C          | EXIST                | REQ.              | PROPOSED             | COMMENT.             |
|-----------------------|----------------------|-------------------|----------------------|----------------------|
| TOTAL LOT AREA:       | 895.22m <sup>2</sup> | 550m <sup>2</sup> |                      |                      |
| EXISTING HOUSE AREA:  | 215.42m <sup>2</sup> |                   | 173.08m <sup>2</sup> |                      |
| ACCESORY BLDG AREA:   |                      | <93m <sup>2</sup> | 111.48m <sup>2</sup> | VARIANCE<br>COMPLIES |
| ACCESORY BLDG LC:     |                      | MAX 15%           | 12.45%               |                      |
| LANDSCAPE OPEN SPACE: |                      | MIN. 30%          | 34.98%               | COMPLIES             |
| DRIVEWAY AREA-LC:     | 77.38m <sup>2</sup>  | MAX. 30%          | 13.25%               | COMPLIES             |
| ACCESORY BLDG HEIGHT: |                      | MAX 4.6m          | 4.87m                | VARIANCE             |
| ALL BLDG. LC:         | 25.09%               | MAX 45%           | 31.78%               | COMPLIES             |