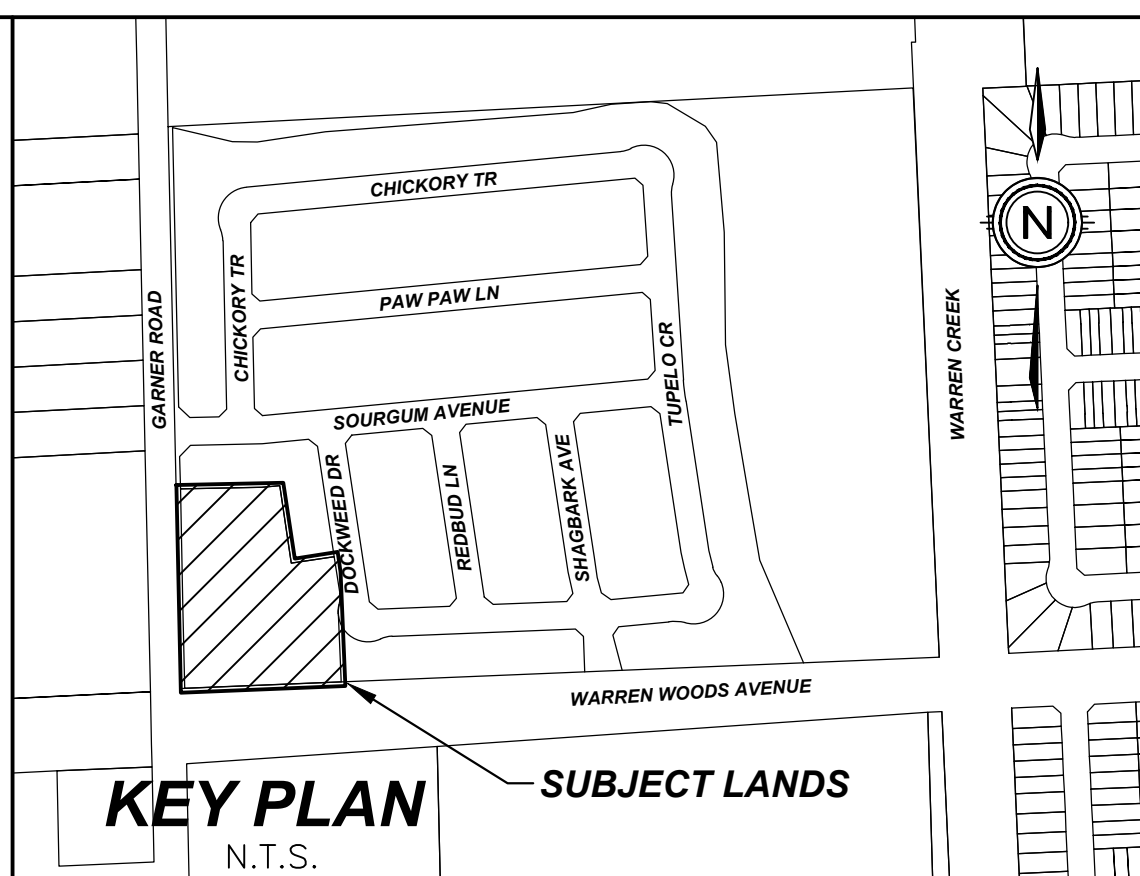
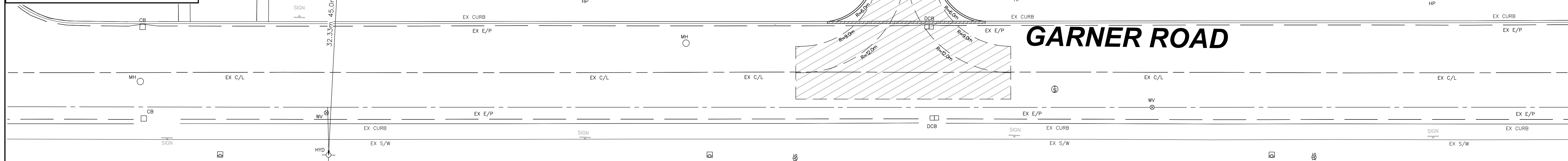
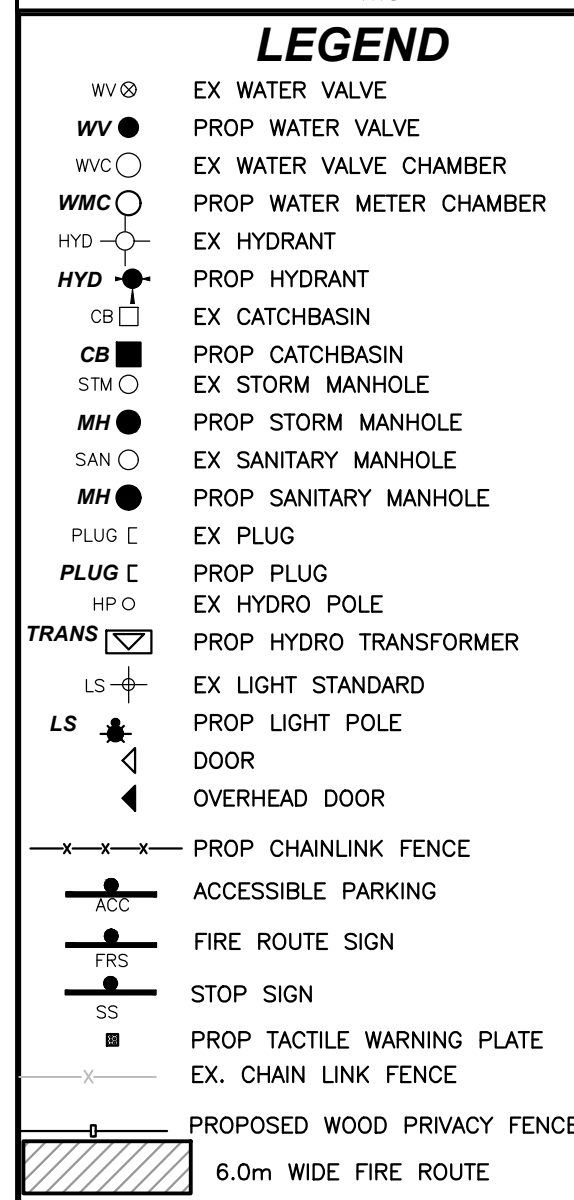
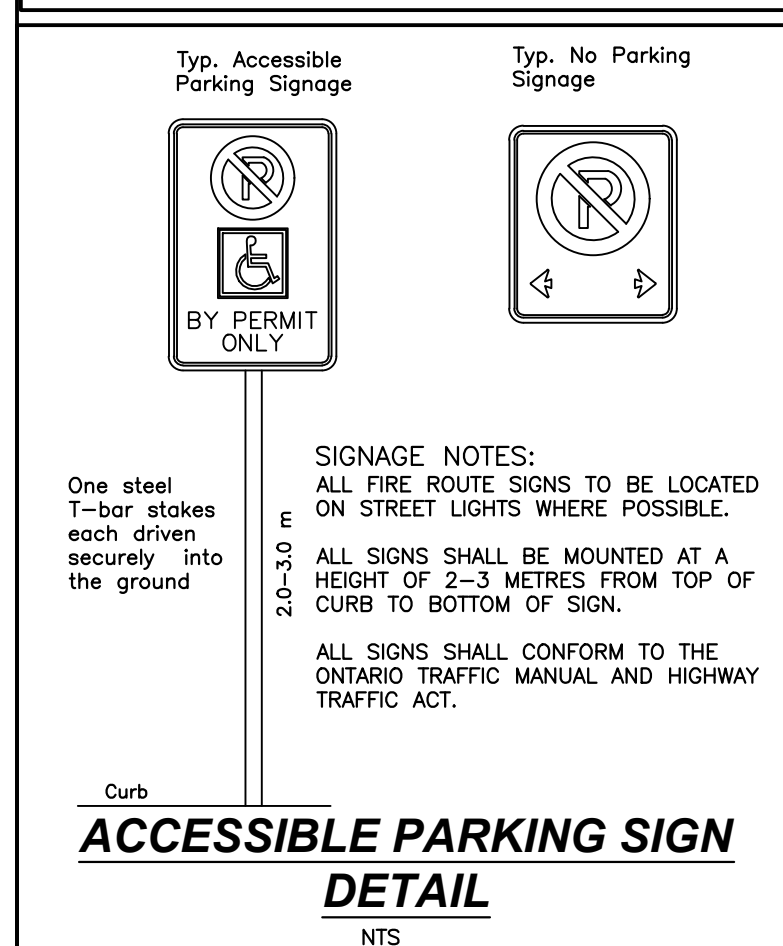
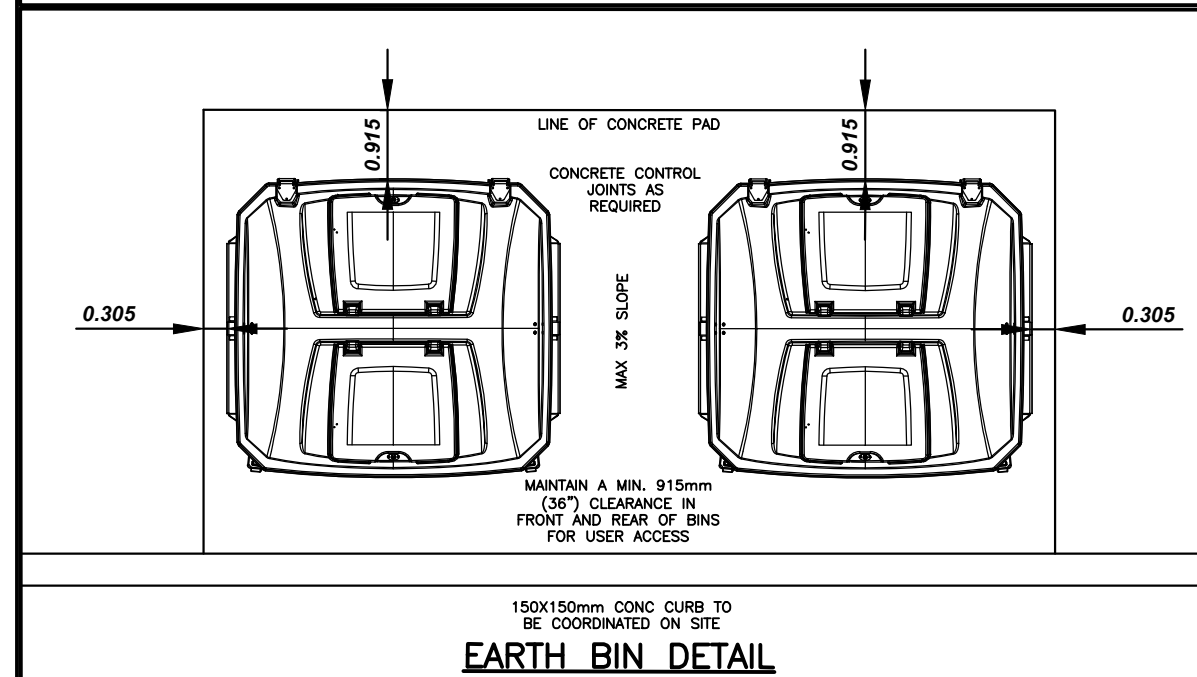




**BLOCK 302, PLAN 59M-463
CITY OF NIAGARA FALLS**

ZONING REQUIREMENTS		
ZONE NAME (NC-1043)		
PROVISION	REQUIRED	PROVIDED
MINIMUM LOT FRONTAGE	30 METRES	128.93 METRES
MINIMUM FRONT YARD DEPTH	15 METRES	9.95 METRES
MINIMUM REAR YARD DEPTH	10 METRES	12 METRES
MINIMUM INTERIOR SIDE YARD		
WHERE THE SIDE LOT LINES ABUTS A RESIDENTIAL, INSTITUTIONAL OR OPEN SPACE ZONE	3 METRES	3 METRES
WHERE THE SIDE LOT LINES DOES NOT ABUT A RESIDENTIAL, INSTITUTIONAL OR OPEN SPACE ZONE	NONE REQUIRED	NONE REQUIRED
MINIMUM EXTERIOR YARD	12 METRES	N/A
MAXIMUM LOT COVERAGE	40%	25.40%
MAXIMUM HEIGHT	8 METRES	12.95 METRES
MAXIMUM FLOOR AREA	230 SQUARE METRES OF ANY USE	NOTED
PARKING AND LOADING		
PROVISION	REQUIRED	PROVIDED
RETAIL 1 SPACE FOR EACH 25 SQ M	2881.20/25 sq m = 115 spaces	
OTHER USES 1 SPACE FOR EACH 40 SQ M	1378.92/40 sq m = 34 spaces	
BARRIER FREE SPACES	2	4
LOADING SPACES	2	4
TOTAL PARKING	149	125
GENERAL PROVISIONS		
PROVISION	REQUIRED	PROVIDED

<i>LAND USE SCHEDULE</i>		
AREA	Ha.	% COVERAGE
SHOPPING CENTRE/OFFICE	0.270	24%
PARKING	0.462	41%
LANDSCAPING	0.398	35%
TOTAL	1.130	100%

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0	ISSUED FOR REVIEW	02-27-2024	J.S
#	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING C.A	
	DATE FEBRUARY 27, 2024	
	PRINTED FEBRUARY 27, 2024	
	SCALE 1:250	
	DWG No.	REV
SITE PLAN	22217-SP	
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