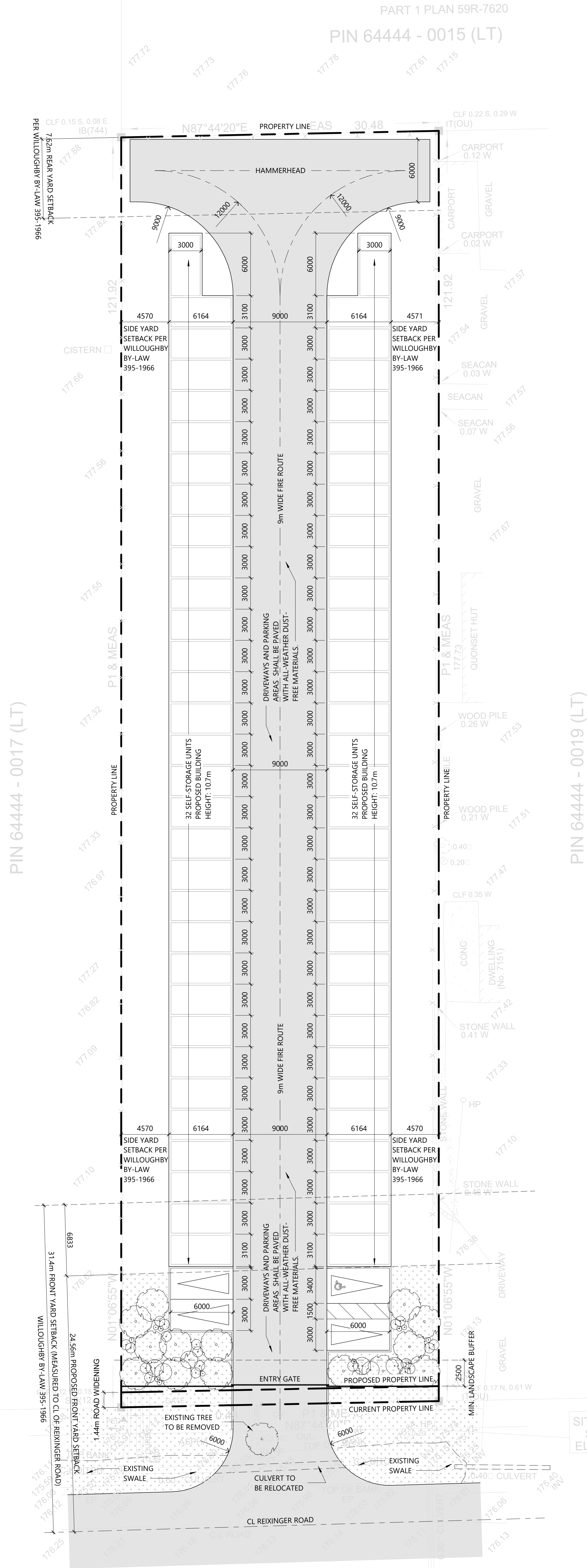


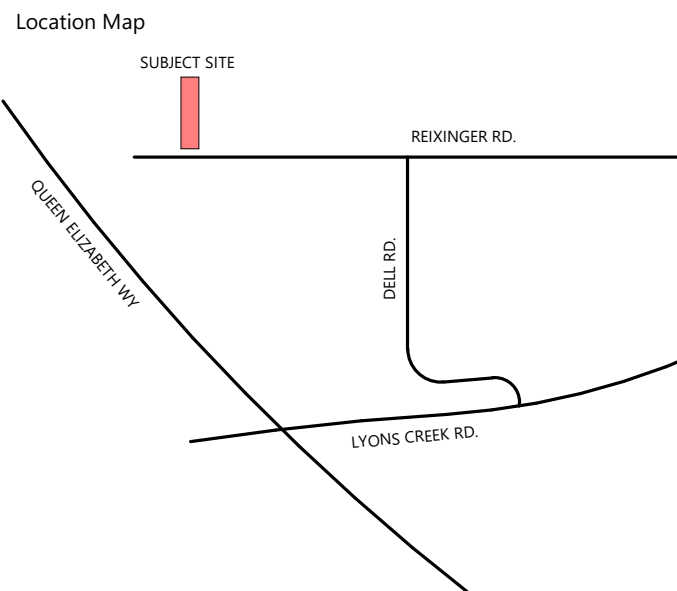
1 SITE PLAN  
1 : 200



PIN 64444 - 0022 (LT)  
KNOWN AS REIXINGER ROAD  
(ROAD ALLOWANCE BETWEEN BROKEN FRONT  
CONCESSION WELLAND RIVER AND CONCESSION 7)

PROJECT STATISTICS (WILLOUGHBY BY-LAW 395-1966)		VARIANCE
GROSS SITE AREA (INC. ROAD WIDENING)	3,715 sm (39,988 sf)	
NET SITE AREA	3,671.4 sm (39,518 sf)	
GROSS FLOOR AREA (GFA)/GCA	1187.3 sm (12,780 sf)	
AS-OF-RIGHT MAX. LOT COVERAGE	30%	
PROPOSED LOT COVERAGE	32.3%	YES
FLOOR SPACE INDEX (FSI)	0.32	
SELF-STORAGE UNIT COUNT	64 UNITS	
NUMBER OF PARKING SPACES REQUIRED (1/300 sf)	43	
NUMBER OF PARKING SPACES PROPOSED	4	YES
AS-OF-RIGHT FRONT YARD SETBACK (FROM CL OF REIXINGER RD)	31.4m	
PROPOSED MIN. FRONT YARD SETBACK (FROM CL OF REIXINGER RD)	24.56m	YES
AS-OF-RIGHT REAR YARD SETBACK	7.62m	
PROPOSED REAR YARD SETBACK	7.62m	
AS-OF-RIGHT SIDE YARD SETBACK	4.57m	
PROPOSED SIDE YARD SETBACK	4.57m	
AS-OF-RIGHT MAX. HEIGHT OF BUILDING	10.7m	
PROPOSED MAX. HEIGHT OF BUILDING	10.7m	

- General Notes:
- This drawing has been provided as a service for its intended use and is the property of Jahan Mehr Architects. The architect bears no responsibility for the interpretations of this drawing by the contractor. Upon written application the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents. The Architect will review shop drawings submitted by the contractor for design conformance only.
  - Drawings are not to be scaled and not to be used for construction without authorization by the Architect. Contractor to verify all existing conditions and dimensions required to perform the Work and report any discrepancies with the Contract Documents to the Architect before commencing Work.
  - All architectural symbols indicated on this drawing are graphic representations only.



No	Date	Description
1	2025.10.27	ISSUED FOR MINOR VARIANCE APPLICATION
2	2025.10.27	ISSUED FOR MINOR VARIANCE APPLICATION

NORTH

Project

True

JAHAN MEHR ARCHITECTS  
5000 Yonge St. Suite 1901  
Toronto, Ontario, M2N 7E9  
(416) 986-6142  
info@jahanmehr.com  
www.jahanmehr.com

Project Title:  
7171 REIXINGER RD.

7171 Reixinger Rd, Niagara Falls, ON  
SITE PLAN

Project number: 02801  
Scale: 1 : 200  
Sheet Start Date: Oct 01, 2025

Drawing No.: Revision:

A100