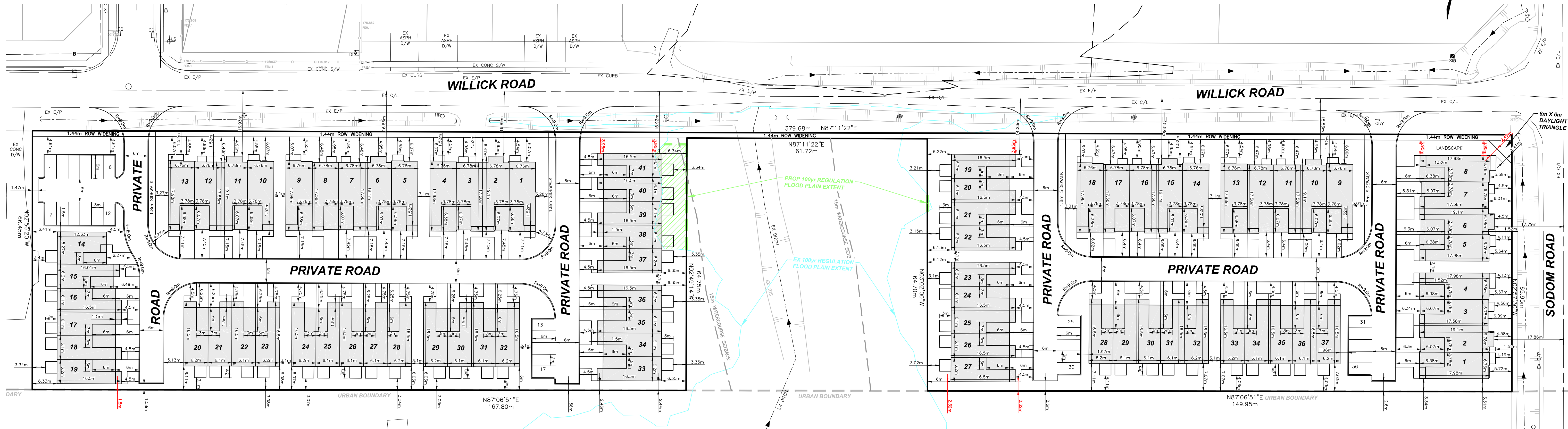
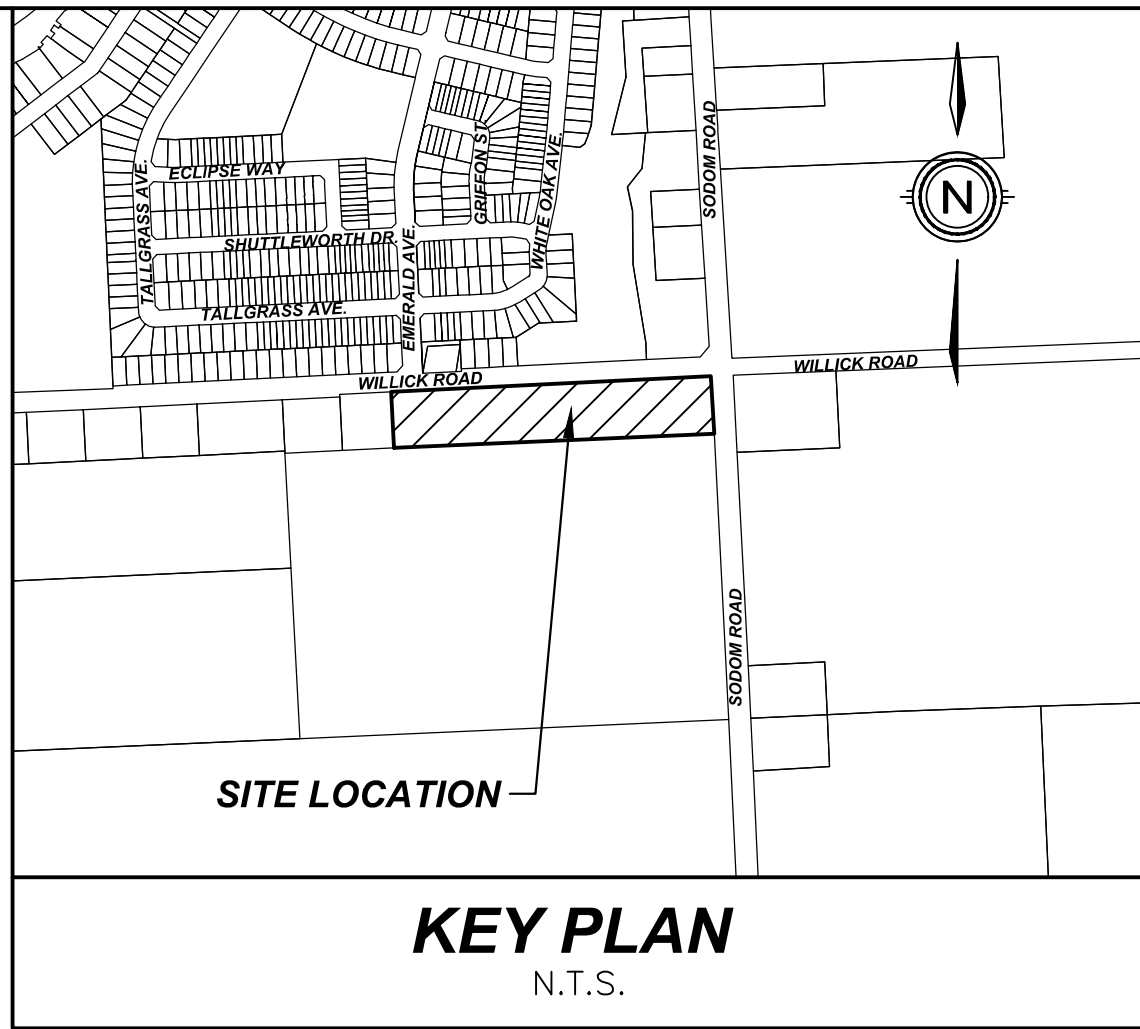


4336 WILLICK ROAD

CITY OF NIAGARA FALLS

ZONING REQUIREMENTS - BLOCK 1 (41 un)			
RESIDENTIAL LOW DENSITY, GROUPED MULTIPLE DWELLINGS (R4) STREET TOWNHOUSES - SECTION 7.9			
PROVISION	REQUIRED	PROVIDED	PROPOSED
PERMITTED USES	Townhouse dwelling (no more than 8 units). Apartment dwelling. Stacked townhouse dwelling. Group dwellings (no more than 8 dwelling units). Accessory buildings and accessory structures. Home occupation in a detached dwelling or a dwelling unit of a semi-detached dwelling or a duplex dwelling.	Block Townhouse Dwelling	Block Townhouse Dwelling
MIN. LOT AREA	250m² for each dwelling unit (total lot area: 10631.81m²)	259.31m² per dwelling unit	N CHANGE
MIN. LOT FRONTAGE	30.00m for a townhouse dwelling containing more than four dwelling units. 24.00m for a townhouse dwelling containing four or less units.	167.93m	NO CHANGE
MIN. FRONT YARD DEPTH	6.00m	4.54m	3.00m
MIN. REAR YARD DEPTH	7.5m	1.50m	1.50m
MIN. INTERIOR SIDE YARD WIDTH	one-half of building height	6.33m	6.00m
MIN. EXTERIOR SIDE YARD WIDTH	4.5m	N/A	N/A
MAX. LOT COVERAGE	35%	42.06% (INCLUDES REAR COVERED DECK)	45.00%
MAX. BUILDING HEIGHT	10.0m	10.26m	10.50m
MIN. LANDSCAPE OPEN SPACE	45m² PER DWELLING UNIT	81.68m²	NO CHANGE
MIN. DISTANCE FROM CENTERLINE OF ROAD ALLOWANCE	Willick Rd. from Ort Rd. to Willoughby Dr. requires a 11.5m setback. Sodom Rd. from South City Limit to Lyon's Creek Rd. requires a 13.1m setback.	15.92m setback from Willick Rd.	NO CHANGE
PARKING REQUIREMENTS	In accordance with section 4.19.1 Townhouse dwellings must have 1 parking space per dwelling unit.	58 Provided (includes 41 driveway)	NO CHANGE
ROOFED-OVER 1 STOREY PORCH ENCROACHMENT	2.5m - INTO FRONT, YEAR OR PRIVACY YARD OF BLOCK HOUSE	1.5m	NO CHANGE
DECK ENCROACHMENTS	2.5m - FRONT YARD 4.0m - REAR YARD OR PRIVACY YARD OF BLOCK TOWNHOUSE	3.0m - PRIVACY YARD OF BLOCK TOWNHOUSE	NO CHANGE

ZONING REQUIREMENTS - BLOCK 2 (37 un)			
RESIDENTIAL LOW DENSITY, GROUPED MULTIPLE DWELLINGS (R4) STREET TOWNHOUSES - SECTION 7.9			
PROVISION	REQUIRED	PROVIDED	PROPOSED
PERMITTED USES	Townhouse dwelling (no more than 8 units). Apartment dwelling. Stacked townhouse dwelling. Group dwellings (no more than 8 dwelling units). Accessory buildings and accessory structures. Home occupation in a detached dwelling or a dwelling unit of a semi-detached dwelling or a duplex dwelling.	Block Townhouse Dwelling	Block Townhouse Dwelling
MIN. LOT AREA	250m² for each dwelling unit (total lot area: 9415.96m²)	264.55m² per dwelling unit	NO CHANGE
MIN. LOT FRONTAGE	30.00m for a townhouse dwelling containing more than four dwelling units. 24.00m for a townhouse dwelling containing four or less units.	141.03m	NO CHANGE
MIN. FRONT YARD DEPTH	6.00m	2.49m	3.00m
MIN. REAR YARD DEPTH	7.5m	2.32m	1.50m
MIN. INTERIOR SIDE YARD WIDTH	one-half of building height	6.00m	6.00m
MIN. EXTERIOR SIDE YARD WIDTH	4.5m	3.95m	3.5m
MAX. LOT COVERAGE	35%	43.84% (INCLUDES REAR COVERED DECK)	45.00%
MAX. BUILDING HEIGHT	10.0m	10.26m	10.50m
MIN. LANDSCAPE OPEN SPACE	45m² PER DWELLING UNIT	85.67m²	NO CHANGE
MIN. DISTANCE FROM CENTERLINE OF ROAD ALLOWANCE	Willick Rd. from Ort Rd. to Willoughby Dr. requires a 11.5m setback. Sodom Rd. from South City Limit to Lyon's Creek Rd. requires a 13.1m setback.	15.53m setback from Willick Rd. 17.79m setback from Sodom Rd.	NO CHANGE
PARKING REQUIREMENTS	In accordance with section 4.19.1 Townhouse dwellings must have 1 parking space per dwelling unit.	47 Provided (includes 37 driveway)	NO CHANGE
ROOFED-OVER 1 STOREY PORCH ENCROACHMENT	2.5m - INTO FRONT, YEAR OR PRIVACY YARD OF BLOCK HOUSE	1.5m	NO CHANGE
DECK ENCROACHMENTS	2.5m - FRONT YARD 4.0m - REAR YARD OR PRIVACY YARD OF BLOCK TOWNHOUSE	3.0m - PRIVACY YARD OF BLOCK TOWNHOUSE	NO CHANGE



SITE STATISTICS-BLOCK 1		
AREA	ha	% COVERAGE
BUILDING	0.458	42.06
DRIVEWAY	0.270	24.79
LANDSCAPING	0.361	33.15
TOTAL	1.089	100.00

SITE STATISTICS - OVERALL		
AREA	ha	% COVERAGE
BUILDING	0.870	41.17
DRIVEWAY	0.494	23.38
ROW WIDENING/DAYLIGHT	0.007	2.77
LANDSCAPING	0.692	32.75
TOTAL	2.113	100.00

SITE STATISTICS-BLOCK 2		
AREA	ha	% COVERAGE
BUILDING	0.424	43.84
DRIVEWAY	0.226	23.37
LANDSCAPING	0.317	32.79
TOTAL	0.967	100.00

NOTES:

- THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

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DESIGN
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CHECKED BY
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APPROVED BY
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4336 WILLICK ROAD
NIAGARA FALLS
PRELIMINARY SITE PLAN

CONSULTANT FILE No. 24002
DATE 2025-11-05
PRINTED 2025-11-07
SCALE 1:500 m
REF No. 24002
DWG No. 24002-SP
REV 0