

ISSUED FOR MINOR VARIANCE



SITE PLAN LEGEND	
Landscape	PROPERTY LINE
Ex. PARKING AREA	MIN. SETBACKS
6m FIRE ROUTE	EX. ADJACENT LOT
EXISTING BUILDING	EX. CHAIN LINK FENCE
	S.I.B.

*SEE SITE PLAN NOTES **F.G.SHALL REFER TO FINAL GRADING PLANS
*LOT LINE/BACKGROUND AS PER : J.B BARNES LIMITED SURVEY (DATED: JUNE 11/2019)

SITE PLAN ZONING & STATISTICS	
ZONING INFORMATION	
ADDRESS	5686 LEWIS AVE, NIAGARA FALL ONT.
ZONING AND BY-LAW	By-law No. 79-200 -TC (TOURIST COMMERCIAL ZONE)
ITEMS	REQUIRED PROVIDED (EXISTING)
LOT FRONTAGE (MIN.)	6m (19.7ft) EXISTING 76.16m (249.87ft) +/-
FRONT YARD (MIN.)	10.0m (33.0ft) EXISTING 8.42m (27.62ft) +/-
SIDE YARD (MIN.)	NONE REQD EXISTING NORTH 10.94m (35.89ft) +/- SOUTH 9.26m (30.28ft) +/-
REAR YARD (MIN.)	10.0m (33.0ft) EXISTING 50.60m (166.0ft) +/-
BUILDING HEIGHT/# OF STORY (MAX)	12.0m (40.0ft) PROPOSED 14.9m (48.88ft)
COVERAGE CALCULATIONS	
EXISTING LOT AREA	5 153.28m ² (55 469.39ft ²) +/- 100% MUNICIPALITY/CONSERVATION
EXISTING BUILDING	972m ² (10 462.5 ft ²) +/- 18.86% / REGION SHALL CONFIRM ALL ZONING AND DEVELOPMENT RESTRICTIONS AND RESTRICTIONS RELATING TO THE ISSUANCE OF BUILDING PERMIT AND/OR CONSTRUCTION ACTIVITIES.
EXISTING PROPOSED LANDSCAPING	917.6m ² (9 876.98 ft ²) +/- 17.81% / APPLICANT/PLANNER SURVEY / APPLICANT/OWNER WHERE REQUIRED TO BE INFORMED OF ANY DISCREPANCIES.
EXISTING ROAD/PAVING	3263.68m ² (35129.91 ft ²) +/- 63.33% ZONING INFORMATION CONFIRMED WITH CITY/TOWN
PERMIT AND/OR CONSTRUCTION ACTIVITIES.	
APPLICANT/PLANNER SURVEY / APPLICANT/OWNER WHERE REQUIRED TO BE INFORMED OF ANY DISCREPANCIES.	
DRAWING NO.:	
1	11/24/2025 ISSUED FOR MINOR VARIANCE AM
2	12/09/2025 ISSUED FOR MINOR VARIANCE REV 1 AM

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No. DATE: DESCRIPTION: BY:
1 11/24/2025 ISSUED FOR MINOR VARIANCE AM
2 12/09/2025 ISSUED FOR MINOR VARIANCE REV 1 AM

COMMISSION: 2019-188

5686 LEWIS AVE

5686 LEWIS AVE, NIAGARA FALL ONT.

PROJECT TRUE N

A - C - K
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905 984 5545

SHEET TITLE:

SITE PLAN

DRAWN BY: JV DRAWING NO.:
CHECKED BY: MA
DATE ISSUED: 12/09/2025
PROJECT No.: 2019-188 .SP1