



WILLMOTT STREET

(BY REGISTERED PLAN No. 316)

PIN 64335-0106(LT)



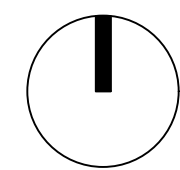
THIRD AVENUE

(BY REGISTERED PLAN No. 316)

PIN 64335-0133(LT)

PIN 64335-0131(LT)

LOT 123 REG'D PLAN No. 316



| SITE STATISTICS | |
|-----------------|------------|
| Lot Area | 345.32 sqm |
| Lot Coverage | 44% |
| No. of bedrooms | Three |

| ZONING MATRIX | | | |
|---|---|-----------------------|------------|
| REGULATION | REQUIRED (R2 Zone) | PROPOSED | COMPLIANCE |
| Minimum lot area | (i) for a detached dwelling: 370 square metres | 345 sqm (as existing) | LNC |
| Minimum lot frontage | (ii) for a detached dwelling on a corner lot: 15 metres | 9.4 m (as existing) | LNC |
| Minimum front yard depth | 6 metres | 3.7 m (as existing) | LNC |
| Minimum rear yard depth | 7.5 metres | 14.7 m | Yes |
| Minimum interior side yard width | 1.2 metres | 1.6 m | LNC |
| Minimum exterior side yard width | 4.5 metres | 1.14 m (as existing) | LNC |
| Maximum lot coverage | 45% | 44% (as existing) | Yes |
| Maximum height of building or structure | 10 metres | 2 storeys | Yes |
| Maximum number of detached dwellings on one lot | 1 only | One | Yes |
| Minimum landscaped open space | 30% of the lot area | 50% (173.6 sqm) | Yes |
| Parking requirements | 2 parking spaces, which may be provided in tandem* | 2 spaces | Yes |

| REVISIONS | | | |
|-----------|--------------|--------------------------------------|----|
| NO. | DATE | REVISION | BY |
| 1 | Dec 12, 2022 | Provided an additional parking space | RD |
| 2 | Apr 06, 2023 | Provide an additional dimension | RD |

PRELIMINARY CONCEPT PLAN 03

5014 Willmott Street, Niagara Falls

For: M5V Inc. Scale: NTS
 Drawing No.: 22929.03.R2 Date: October 28, 2022

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