LUCIA DRIVE

5.67m

N 28°28'40" E
12.00m

3.61m
2.0m MIN

3R
3.43m
COV'D
PORCH
1.55m
2.49m

1R

GARAGE FACE
5.16m
4.5m MIN

TO

DRIVEWAY
6.1% SLOPE

6.10m
6.0m MIN

6.07m

1.25m
1.20MIN

1.25m
1.20m MIN

11.35m

43

6.43m

LOT 44

N 61°25'0" W
32.00m

OT 42

3R

9.500

18.415

0.80 M
0.75m MIN

20.19

EXISTING 2 STOREY
DWELLING

0.45mEXISTING

2.08m

0.45m EXISTING

2.26m

11.05m

N 61°25'0" W
32.00m

EXISTING
TERRACE

PROPOSED
1 STOREY
ADDITION

4.50m

4.62m

1.78m

2R

4.88m

1.25m
1.20m MIN

6.65m

7.5m MIN
Variance Req'd

6.09m
1.20m MIN

8.42m

7.5m MIN

SITE STATISTICS

DESCRIPTION OF LAND

LOT 43, PLAN 759M–
MUNICIPAL NO. 6242 LUCIA DRIVE, CITY OF NIAGARA FALLS

ADDRESS	6242 LUCIA DRIVE NIAGARA FALLS	
ZONING	R1E (1055) RESIDENTIAL	
LOT AREA:	384.00 SQ.M.	
LOT COVERAGE:	ALLOWED=55% A–2019–006	EXISTING DWELLING(184.79sq.m) =48.12% PROPOSED ADDITION ON EXISTNG COVERED TERRACE (INCLUDED IN EXISTING LOT COVERAGE)
MAXIMUM HEIGHT	ALLOWED 10.0M	5.03 AT ADDITION
FRONT YARD	REQUIRED 6.0m.	N/A
REAR YARD	REQUIRED 7.5m.	6.65M PROPOSED AT ADDITION MINOR VARIANCE REQUIRED
INT. SIDE YARD	REQUIRED 1.2m.	1.25M PROPOSED AT ADDITION
MIN. LANDSCAPED OPEN SPACE AREA	30% OF LOT AREA	42.88% EXISTING PROVIDED

SITE PLAN BASED ON:
UPPER CANADA CONSULTANTS
9-20 HANOVER DRIVE
ST.CATHARINES, ONTARIO (L2W 1A3)
PHONE 905-688-9400

Site Plan
SCALE 1:100

12.00m
N 28d28'40" E

3:1 GRADE
CONTROL SLOPE