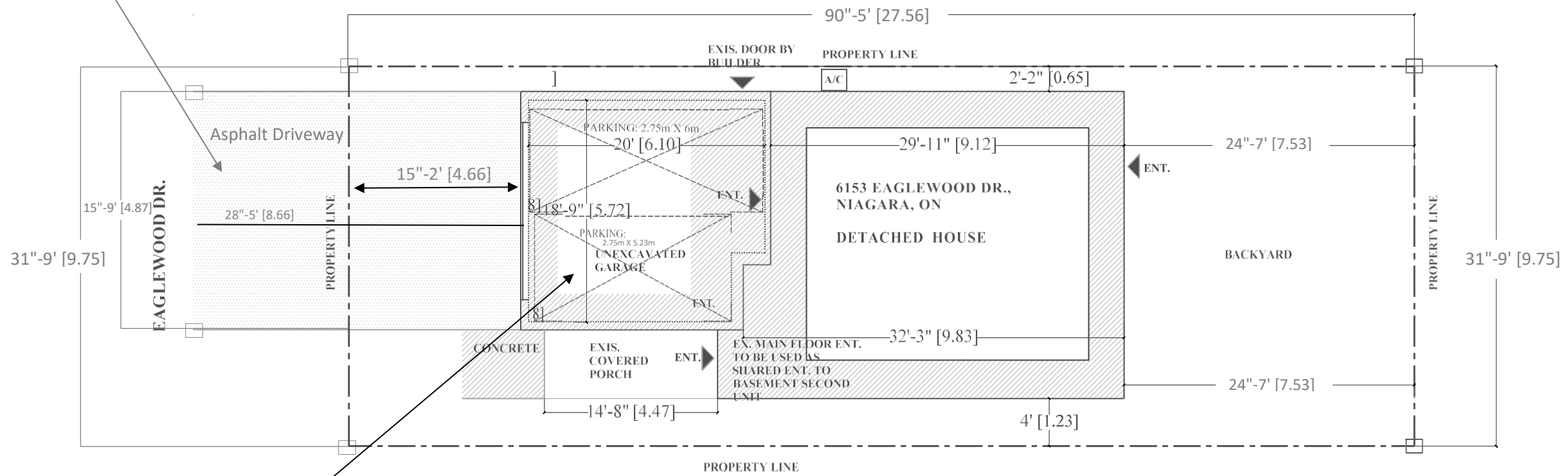


Private exclusive use driveway area outside of property line.

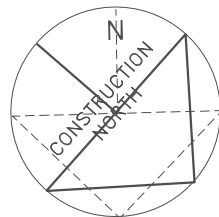


Minor variance location:
Parking space for 2nd parking is 2.75m X 5.23m instead of required 2.75m X 6m

Note: This additional parking is required for the 2nd Dwelling Unit being planned within the basement (concurrent application)

Additional details about the property:

- Type of building: Detached House
- Number of stories: Two
- Sidewalk: No sidewalk on Eaglewood Drive (private community road)
- TOTAL LOT AREA: 268.72 m²
- BUILDING AREA: 119.93 m²
- LOT COVERAGE: 45% (MAX COVERAGE ALLOWED 45%)
- LANDSCAPED OPEN SPACE AREA: 47% OF LOT AREA (MIN REQ 30%)
- HEIGHT OF THE BUILDING: 8.8 meters



EXISTING MAIN FLOOR AREA: 63.47 m²
 EXISTING SECOND FLOOR AREA: 118.55 m²
 PROPOSED BASEMENT APARTMENT AREA: 48.23 m²
 PARKING SPACES REQUIRED: 2 SPACES
 PARKING SPACES PROVIDED / AVAILABLE: 1 SPACE INSIDE GARAGE
 PARKING REQUIRED (FOR 2ND DWELLING UNIT-BASEMENT): 1 ADDITIONAL SPACE INSIDE GARAGE

Project Title:
 Minor variance for 2nd parking for basement apartment

Project Address:
 6153 EAGLEWOOD DR.
 NIAGARA FALLS, ON

Drawing Title:
SITE PLAN

Scale: 1:125 Date: 25 Sep 2023

