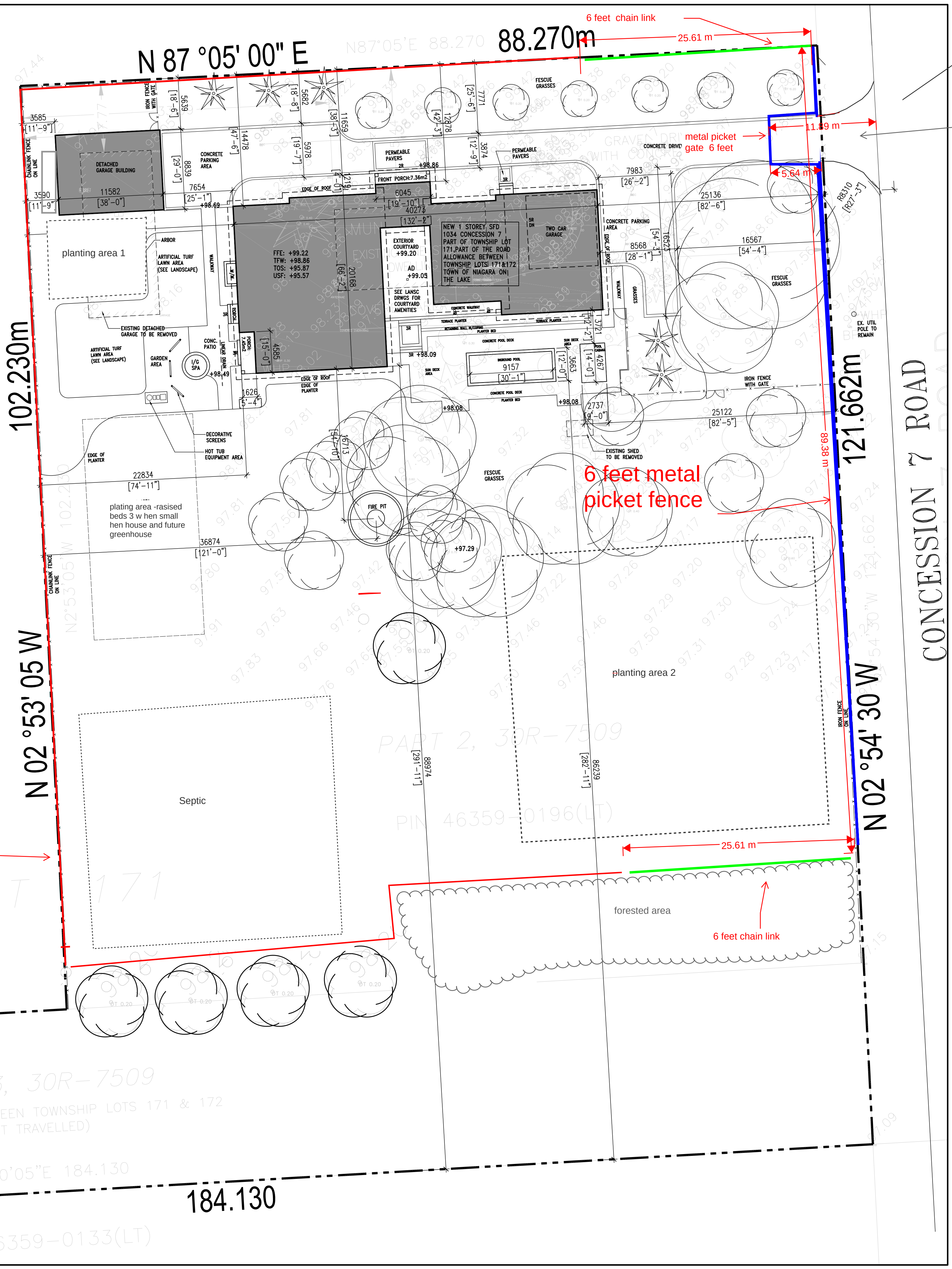
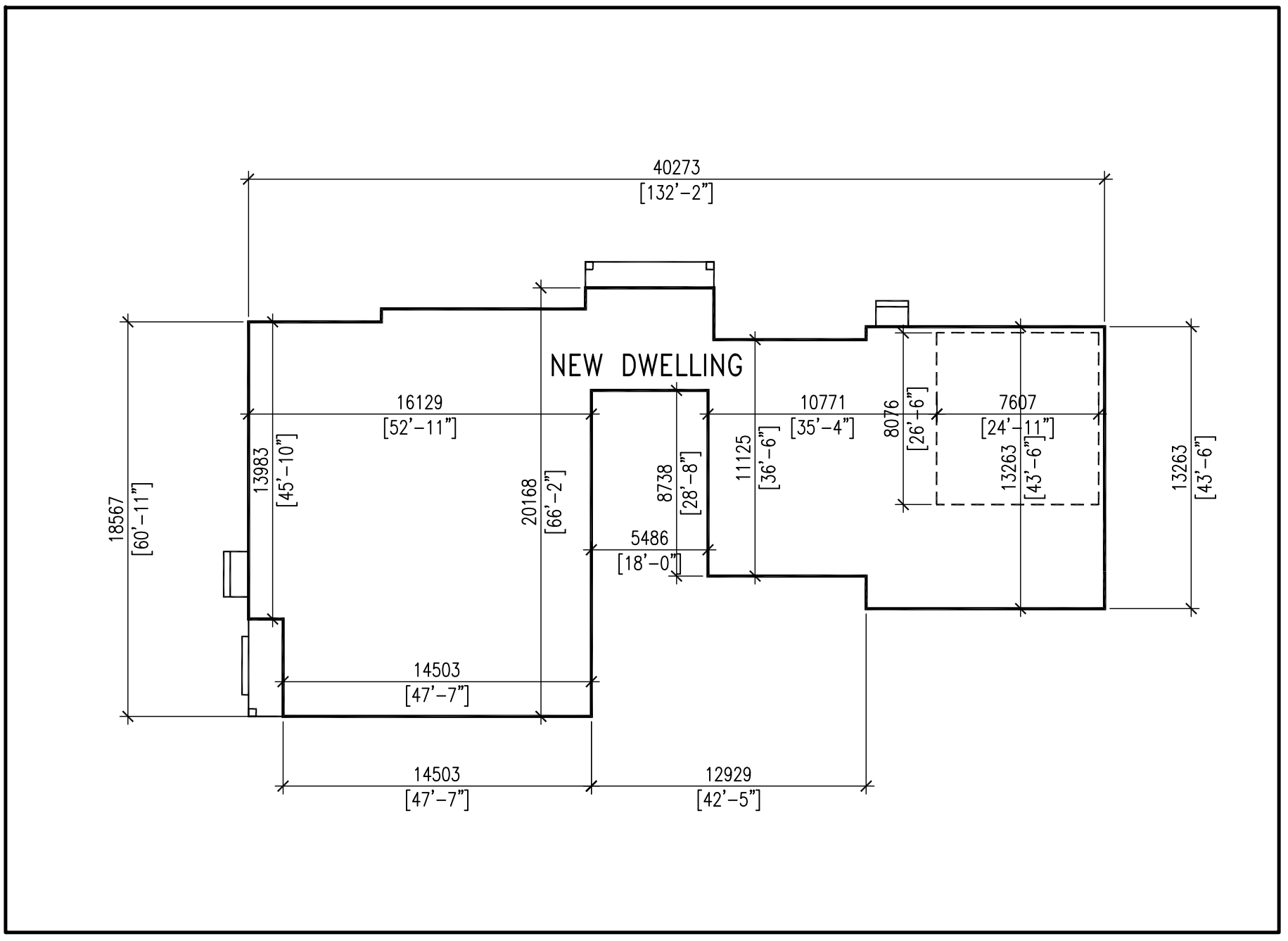
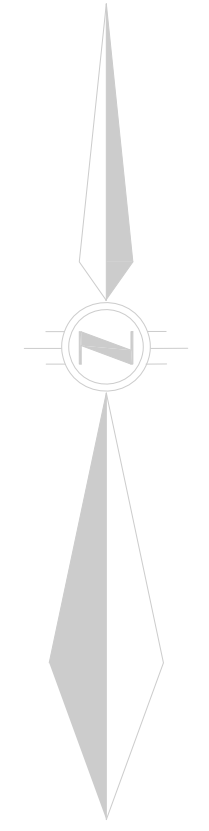


ZONING		LOT NO:		REG. PLAN NO:		LOT AREA		LOT FRONTAGE		LOT DEPTH	
A-RESIDENTIAL ZBL 500A-74 AS AMENDED 1034 CONCESSION 7 NIAGARA-ON-THE-LAKE		LOTS 171 AND 172				12,687.87 m ²		121.66 m		88.27 m (RR)	
DESCRIPTION	EXISTING	ADDED	PROPOSED	%	ALLOWED	%	SETBACKS	EXISTING	PROPOSED		
LOT AREA	12,687.87 m ²	--	--		3,716.00 m ²		FRONT YARD 15.24m	--	25.13 m		
GROSS FLOOR AREA	EX DWELLING: 141.80m ²	--	NEW DWELLING: 557.11m ²		MIN GFA: 92.90 m ²		REAR YARD 15.24m	--	22.83 m		
LOT COVERAGE	HOUSE: DET. GAR.-SHED: 148.01m ² TOTAL: 289.81m ²	--	DWELLING: 571.92 m ² DET. GAR.: 102.35 m ² CARPORT: 11.62 m ² TOTAL: 685.94 m ²	5.40%	1,903.18 m ²	15%	INTERIOR SIDE (NORTH) (3.05m MIN)	--	12.88 m TO ENTRY PORCH		
FLOOR AREA/ LOT AREA	--	--	--		--		INTERIOR SIDE (SOUTH) (3.05m MIN)	--	88.97 m		
WIDTH	8.89 m	--	20.17 m		--		EXTERIOR SIDEYARD	N/A	N/A		
DEPTH	16.60 m	--	40.27 m		--						
HEIGHT	MD PT SLOPED ROOFS TO U/S SOFFIT	--	6.25 m		8.47 m						

ESTABLISHED GRADE = +98.15

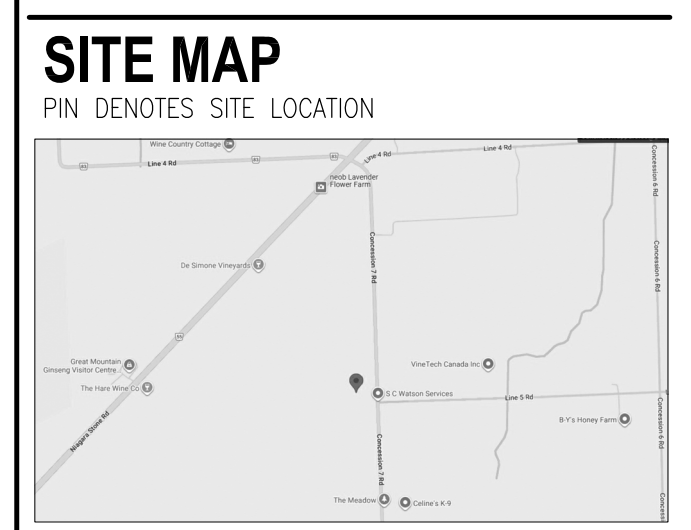


entryway permit application has been submitted to resurface driveway.

existing gravel driveway entry to be flush with existing grade and asphalted

CUSTOM RESIDENTIAL

1034 CONCESSION 7 NIAGARA ON THE LAKE

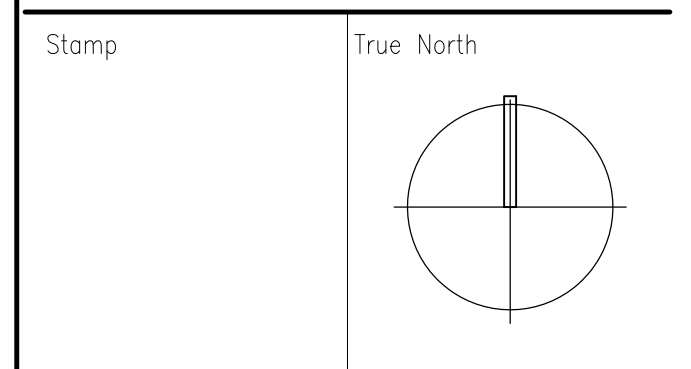


note: refer to Site Grading Plan for existing grades

02	ISSUED FOR PERMIT	2025.09.08
01	ISSUED FOR GRADING DESIGN	2023.12.05
No.	Revision	Date

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Project Type
CUSTOM RESIDENTIAL

Client

Drawing
SITE PLAN AND NOTES

Scale	1:250	Date	OCT 2023
Drawn By	JW	Drawing No.	
Project No.	23-16		