

**SITE PLAN**  
SCALE: 1:175

## ZONING INFORMATION

### RESIDENTIAL ZONE - R2

MINIMUM AREA	: 600 m <sup>2</sup>
MINIMUM LOT FRONTAGE	: 20 m (ON CORNER LOT)
MINIMUM FRONT YARD	: 6 m
MINIMUM REAR YARD	: 7.5 m
MINIMUM SIDE YARD	: 1.2 m
MINIMUM EXTERIOR YARD	: 4.5 m
MAXIMUM HEIGHT	: 10 m
MAXIMUM COVERAGE	: 45%
MINIMUM LANDSCAPE	: 30%

LOT AREA TOTAL	: 669.1 m <sup>2</sup> (7202.5 sqft)
BUILDING AREA TOTAL	: 235.4 m <sup>2</sup> (2533.4 sqft)
DRIVEWAY AREA TOTAL	: 48.2 m <sup>2</sup> (519.0 sqft)
LOT COVERAGE TOTAL	: 35.2%
LANDSCAPE COVERAGE TOTAL	: 57.6%
HEIGHT	: 8.9 m (29'2")

LOT AREA PART 1	: 304.4 m <sup>2</sup> (3276.6 sqft)
BUILDING AREA PART 1	: 117.6 m <sup>2</sup> (1266.3 sqft)
DRIVEWAY AREA PART 1	: 27.2 m <sup>2</sup> (293.0 sqft)
LOT COVERAGE PART 1	: 38.6%
LANDSCAPE COVERAGE PART 1	: 52.4%

LOT AREA PART 2	: 364.2 m <sup>2</sup> (3920.4 sqft)
BUILDING AREA PART 2	: 117.6 m <sup>2</sup> (1266.3 sqft)
DRIVEWAY AREA PART 2	: 21.0 m <sup>2</sup> (226.0 sqft)
LOT COVERAGE PART 2	: 32.3%
LANDSCAPE COVERAGE PART 2	: 61.9%

All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to construction. This drawing not to be scaled, all drawings, prints and related documents are the property of the designer and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

PROJECT NAME & ADDRESS:  
**NEW SEMI-DETACHED**  
5594 DRUMMOND ROAD  
NIAGARA FALLS, ONTARIO

PG TITLE: **SITE PLAN FOR MINOR VARIANCE**

**DESIGNS BY**  
**SANTY**

43 Church Street Unit 607 • St Catharines • L2R 7E1 • 905.680.6891  
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DRAWN BY: SY	SCALE:	DESIGNER BCIN No: 21034	PROJ: 25-10-01
REV DATE: 2026-02-23	ISSUED FOR: CONSTR	FIRM BCIN No: 42520	PG:
I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.			
DESIGNER NAME: SANTY YEH	DESIGNER SIGNATURE: _____		



**WEST (FRONT - DRUMMOND ROAD)**

SCALE: 1:100

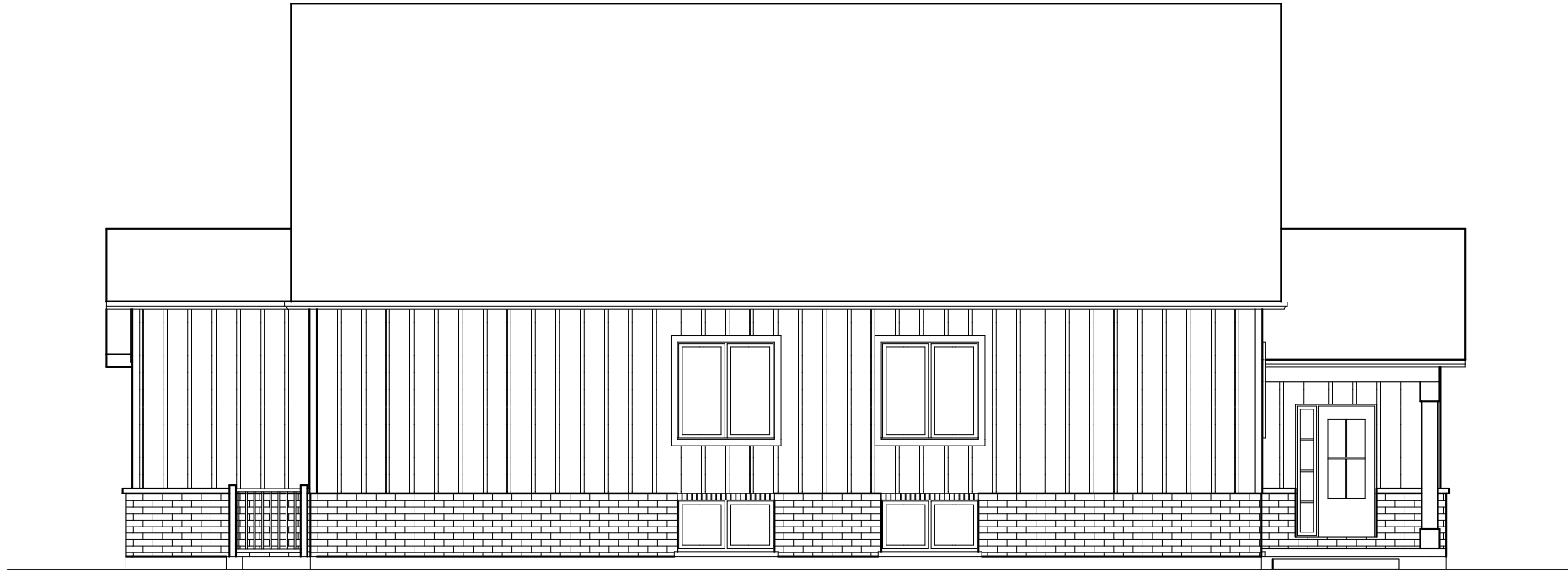


**SOUTH (RIGHT - NORTH STREET)**

SCALE: 1:100

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PROJECT NAME & ADDRESS: <b>NEW SEMI-DETACHED</b> 5594 DRUMMOND ROAD NIAGARA FALLS, ONTARIO	<b>DESIGNS BY</b> <b>SANTY</b> <small>43 Church Street Unit 607 • St Catharines • L2R 7E1 • 905.680.6891          inspired@designsbysanty.com • www.designsbysanty.com</small>	DRAWN BY: SY	SCALE:	DESIGNER BCIN No: 21034	PROJ: 25-10-01
		REV DATE: 2026-02-23	ISSUED FOR: CONSTR	FIRM BCIN No: 42520	PG:
PG TITLE: <b>ELEVATIONS</b>	I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.				<b>2 OF 3</b>
		DESIGNER NAME: SANTY YEHL	DESIGNER SIGNATURE: _____		



**NORTH (LEFT)**

SCALE: 1:100



**EAST (REAR)**

SCALE: 1:100

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	DESIGNER NAME: SANTY YEH	DESIGNER SIGNATURE: _____			