

ZONING CONFIRMATION

9515 Montrose Rd


Niagara Falls, Ontario

ZONING REQUIREMENTS		
PROVISION	REQUIREMENT	PROPOSAL
Min. Front Yard Depth	10 m + 13.1 m from Montrose Rose Rd ϵ	78.0 m
Min. Interior Side Yard Width	3.5 m	9.6 m
Min. Rear Yard Where the Rear Lot Line Abuts a Residential Zone	15.0 m	29.9 m
Max. Lot Coverage	60%	23.4%
Min. Landscaped Open Space for an Interior Lot	67% of req. front yard	74.0%

Subject Lands

Date: March 9, 2026

Scale: 1:2,000



2/2016 - 9/27 MONTROSE ROAD NIAGARA FALLS - COMMENT 1 - MHBC DOCUMENTS/2016M ZONING CONFIRMATION.DWG



PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

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Data Source: Chambers & Associates