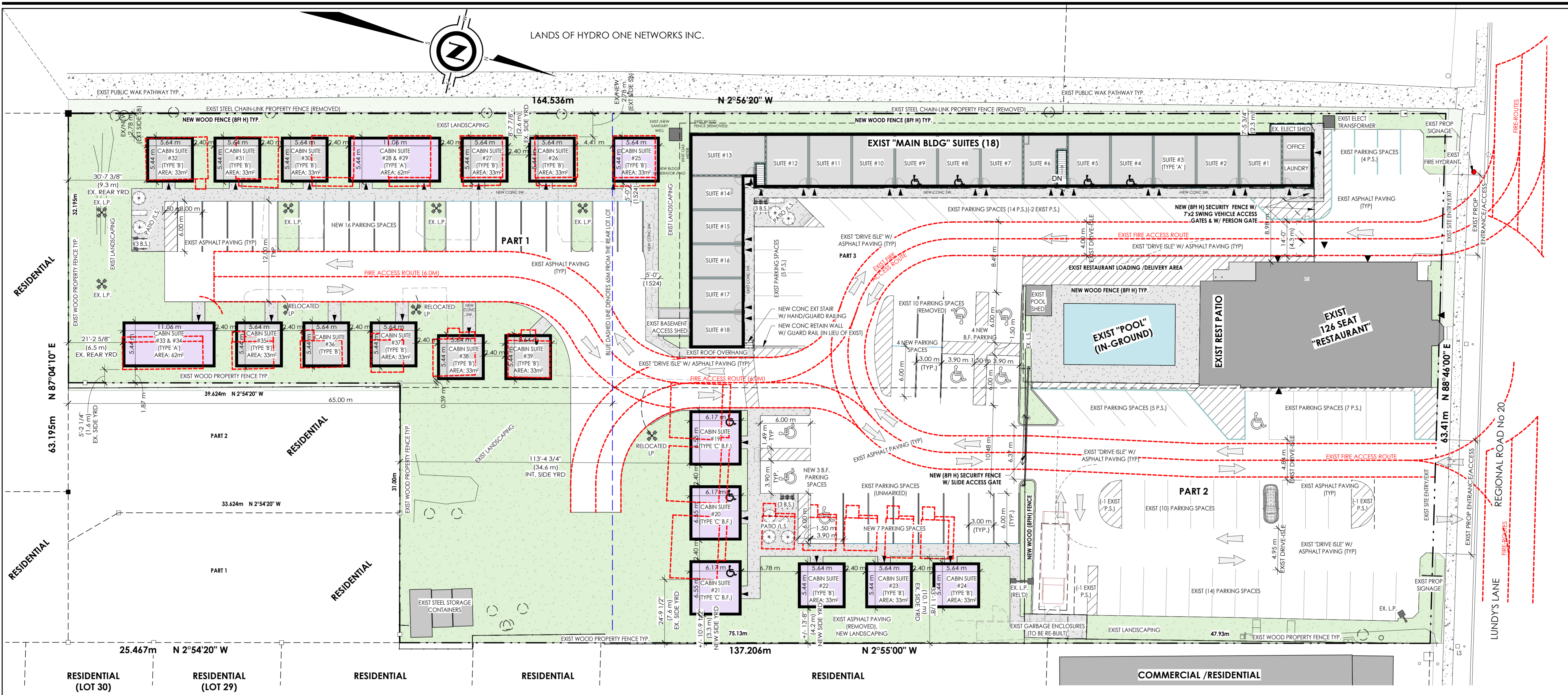
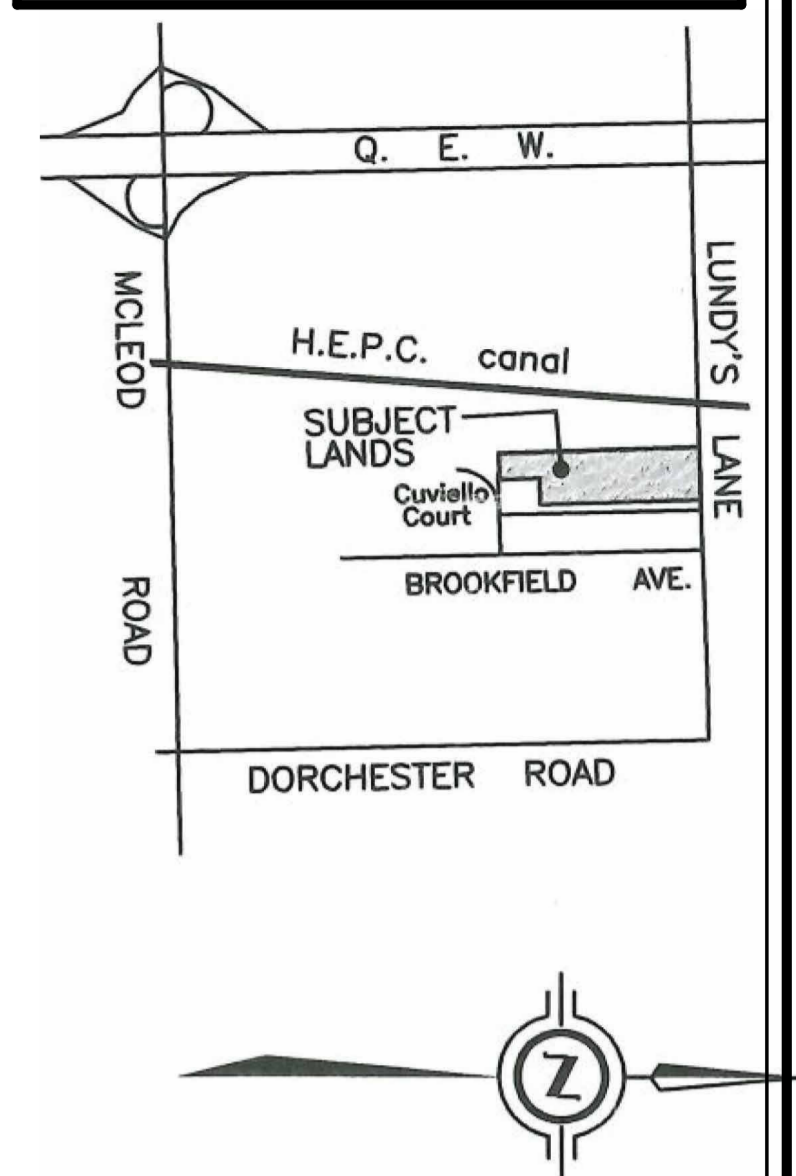


LANDS OF HYDRO ONE NETWORKS INC.

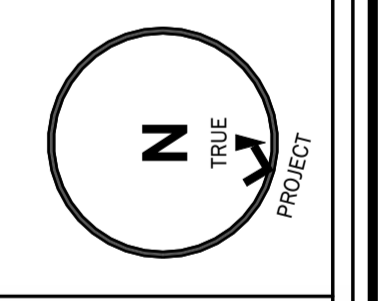
**LEGAL DESCRIPTION**  
PART OF STAMFORD TOWNSHIP LOT 141



**SITE PLAN LAYOUT (MINOR ZONING BYLAW AMMENDMENT)**  
SP-21 : 250

NO.	DATE	REVISION	BY
17	JAN 08/29 26	ISSUED FOR MZBA	PD
21	MAR 19/26	ISSUED FOR MSPA	PD
22	APR 15/26	MPSA INFO ADDED	PD

COMMISSION:  
**YWCA (Falls Manor)**  
7104 LUNDY'S LN, NIAGARA FALLS, ON



**A · C · K**  
architects  
STUDIO INC.

Architectural Office:  
290 Glendale Ave. St. Catharines, ON, L2T 2L3  
905 984 5545

SHEET TITLE:  
**SITE PLAN**

Issued for Re-Zoning  
Issued for Site Plan Agreement:  
Issued for Permit:  
Issued for Tender:  
Issued for Construction:

DRAWN BY: \_\_\_\_\_ Author DWG. No.  
CHECKED BY: \_\_\_\_\_ Checker  
DATE: JANUARY 2025  
SCALE: AS SHOWN  
PROJECT No.: 2024-203

	LAND USE SCHEDULE	
	AREA (+/- EXIST /NEW Sqr Met)	(% Coverage EXIST /NEW)
SITE (PROPERTY)	EXIST / NEW = 9,118 SqrM	100%
EXIST REST BUILDING/PATIO, POOL SHED	EXIST / NEW = 410 SqrM	EX. 4.5%
EXIST MOTEL BUILDING (1 STOREY)	EXIST / NEW = 634 SqrM	EX. 6.9%
CABIN BUILDINGS (1 STOREY)	EX =509 / NEW =674 SqrM	EX 5.6% /NEW 7.4%
LANDSCAPING	EX =2,642 / NEW =2,619 SqrM	EX. 29.0% /NEW 28.7%
EXIST RESTAURANT POOL PATIO	EXIST / NEW = 225 SqrM	EX. 2.5%
HARDSCAPING (CONC)	EX =229 / NEW =632 SqrM	EX 2.5% /NEW 6.9%
ASPHALT AREA	EX =4,522 / NEW =3,436 SqrM	EX. 49.6% /NEW 43.1%

	PARKING PROVISIONS	
	EXIST /REQUIRED	PROPOSED (EXIST/NEW)
EXIST RESTAURANT (1 SPACE PER 5-10 SEATS (P/O MOTEL))	EXIST=43 /6-12 P.S. REQ'D	36 P.S.
EXIST 'MOTEL' BUILDING RENOVATED SUITES (1 SPACE PER 1.25 UNITS)	EXIST=33 /15 P.S. REQ'D	27 P.S.
EXIST /NEW CABIN UNITS (1 SPACE PER CABIN UNIT)	EXIST=25 /19 P.S. REQ'D	26 P.S.
TOTAL PARKING SPACES*	TOTAL EXIST=101 /46 P.S. REQ'D	89 P.S.
ACCESSABLE PARKING SPACES (INCL'D)	EXIST=1 B.F.F.S.	PROPOSED= 7 B.F. P.S.
MIN LANDSCAPE BUFFER	6.0m (@REAR)	+6.0m
BICYCLE PARKING SPACES	--	9 SPACES

	ZONING REQUIREMENTS	
	REQUIRED	PROPOSED
ZONING: TOURIST COMMERCIAL ZONE + BYLAW #2010-09		
PROVISION	REQUIRED	PROPOSED
MIN LOT FRONTAGE	6.0m	EXIST =+15.0m /48.3m
MIN LOT AREA	N / A	EXIST=+/-9,115 SqrM
MIN FRONT YARD (LUNDY'S)	N / A	EXIST =0.1m/11.4m
MIN REAR YARD /LANDSCAPED STRIP	6.0m /6.0m	EXIST=6.5m /NEW =6.5m
MIN SIDE YARD (EAST)	1.2m (65m FROM REAR LL)	EXIST=7.6m /NEW=3.3 /4.2m
MIN SIDE YARD (WEST)	N / A	EXIST=2.3/2.78m /NEW=2.78m
MAX BUILDING HEIGHT	12.0m	EXIST= +/-4.5m
MAX LOT COVERAGE	70%	EXIST /NEW=18.8%
MIN LANDSCAPE AREA*	N / A	EXIST /NEW= 28.7%