

ZONING Project Data

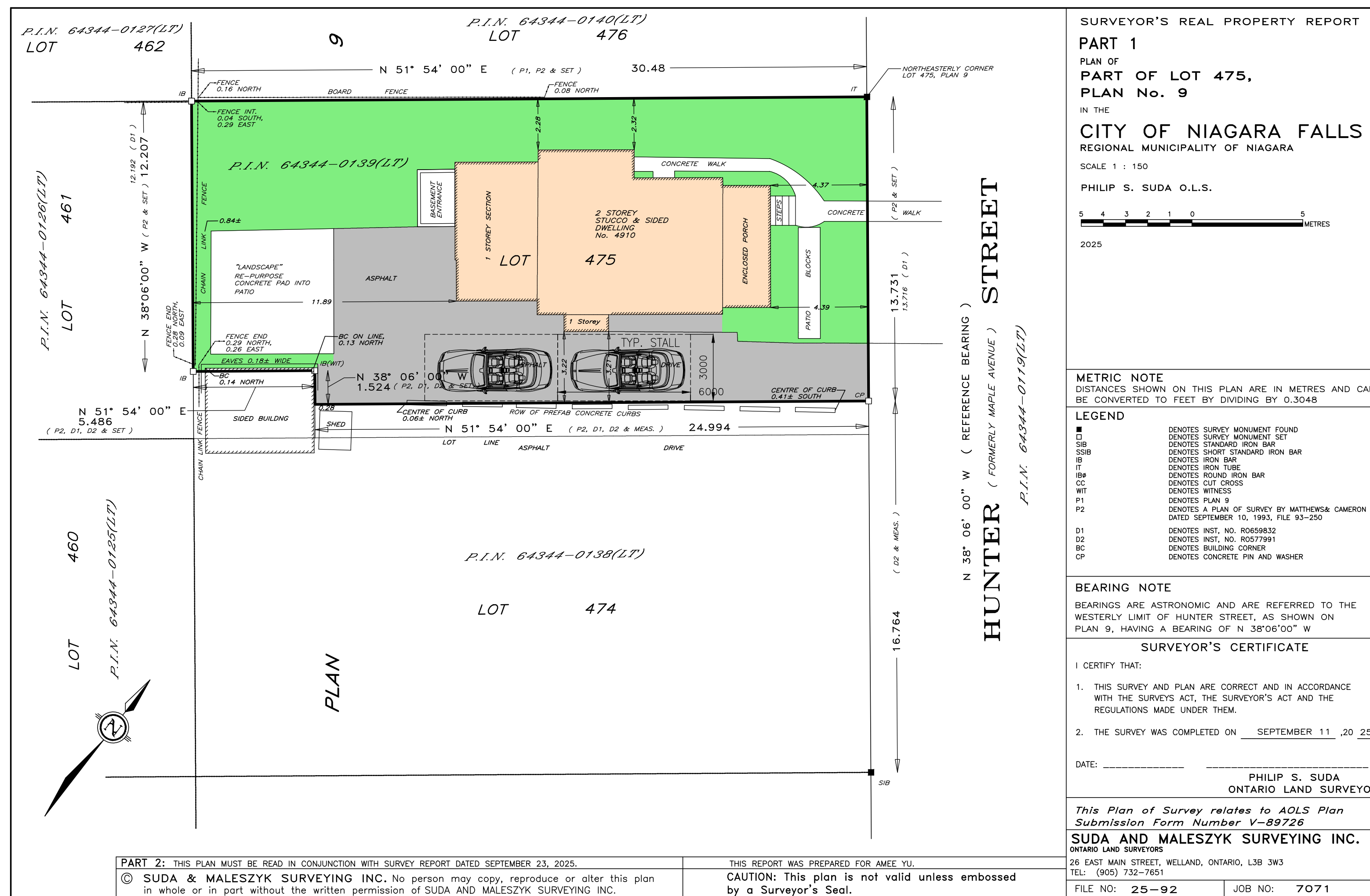
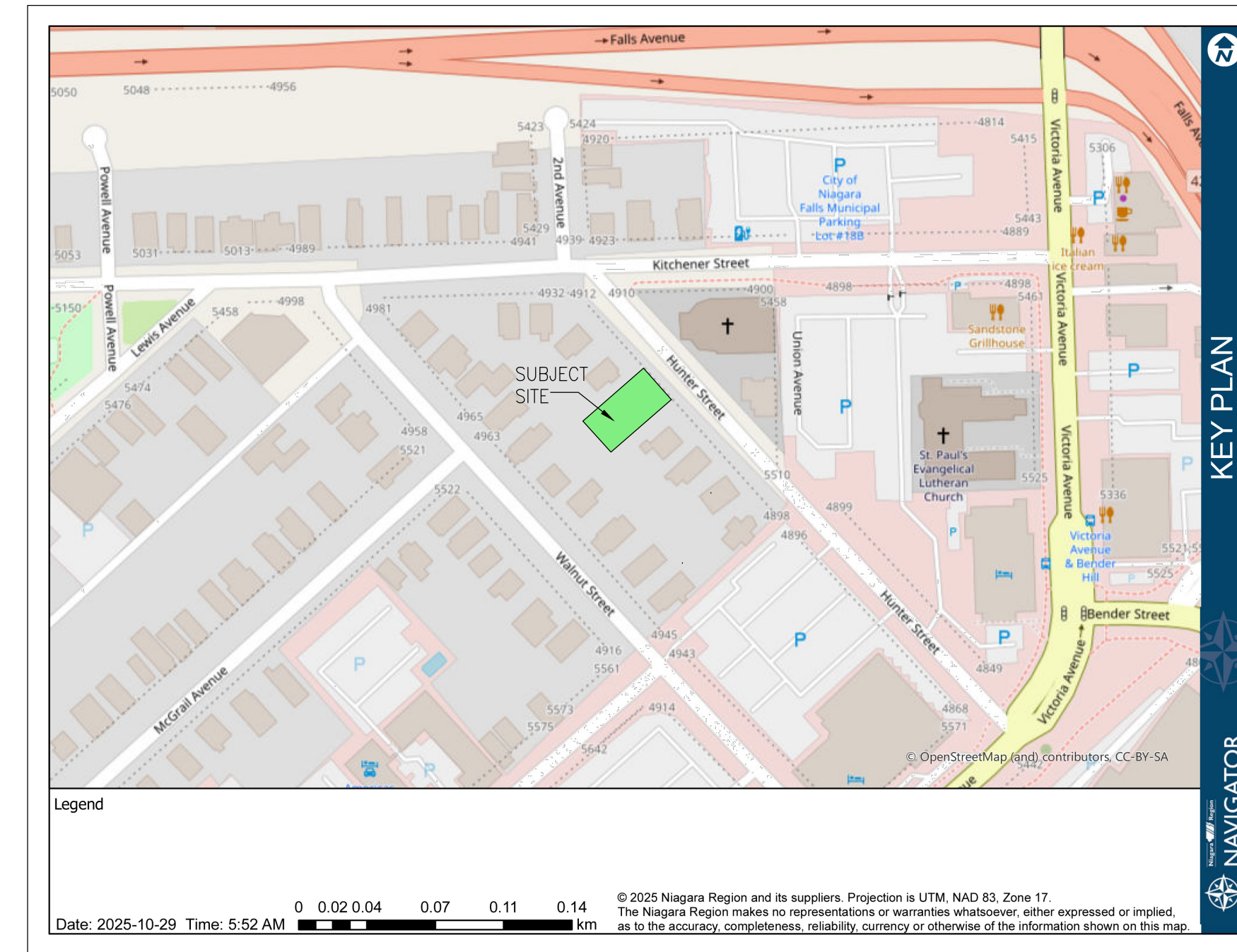
City of Niagara Falls	
PROPERTY ZONING:	DTC Zone
ZONING REQUIREMENTS AS PER R1E	by-law (EXISTING) proposed
MINIMUM FRONT YARD DEPTH	6.0m 4.37m
MINIMUM REAR YARD DEPTH	7.5m 11.89m
MINIMUM INTERIOR SIDE YARD	1.22m 2.28m
MAXIMUM LOT COVERAGE	45% 23.92%
MAXIMUM BUILDING HGT.	10.0m 9.144m

LOT AREA	0.0410 Ha
	410.16m ²
BUILDING AREA	M2
existing dwelling	93.85 M2
existing ext. stair	4.30 M2
total	98.15 M2
% COVERAGE	23.92 < 45.0

area of hard surfaced drive area
 area of landscaped open space

Property Re-zone application (minor ZBA)

PROPOSED RESIDENTIAL (SINGLE-FAMILY)
 PARCEL TO BE RE-ZONED FROM DEFERRED TOURIST COMMERCIAL(DTC) TO A SITE SPECIFIC DTC TO PERMIT THE APPLICATION OF A VRU (VACATION RENTAL UNIT) ON SITE



SURVEYOR'S REAL PROPERTY REPORT PART 1

PLAN OF PART OF LOT 475, PLAN No. 9
 IN THE CITY OF NIAGARA FALLS REGIONAL MUNICIPALITY OF NIAGARA

SCALE 1 : 150
 PHILIP S. SUDA O.L.S.
 0 1 2 3 4 5 METRES
 2025

METRIC NOTE
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
▣	DENOTES STANDING IRON BAR
▤	DENOTES SHORT STANDARD IRON BAR
▥	DENOTES IRON BAR
▦	DENOTES ROUND IRON BAR
▧	DENOTES CLIP CROSS
▨	DENOTES WITNESS
P1	DENOTES PLAN 9
P2	DENOTES A PLAN OF SURVEY BY MATHEWS & CAMERON DATED SEPTEMBER 10, 1993, FILE 93-250
D1	DENOTES INST. NO. R050852
D2	DENOTES INST. NO. R0577991
BC	DENOTES BUILDING CORNER
CP	DENOTES CONCRETE PIN AND WASHER

BEARING NOTE
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF HUNTER STREET, AS SHOWN ON PLAN 9, HAVING A BEARING OF N 38°06'00" W

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYOR'S ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON SEPTEMBER 11, 2025.

DATE: _____
 PHILIP S. SUDA
 ONTARIO LAND SURVEYOR

This Plan of Survey relates to AOLS Plan Submission Form Number V-89726
SUDA AND MALESZYK SURVEYING INC.
 ONTARIO LAND SURVEYORS
 28 EAST MAIN STREET, WELLSAND, ONTARIO, L3B 3W3
 TEL: (905) 732-7651
 FILE NO: 25-92 JOB NO: 7071

PART 2: THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED SEPTEMBER 23, 2025.
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 THIS REPORT WAS PREPARED FOR AMEE YU.
 CAUTION: This plan is not valid unless embossed by a Surveyor's Seal.

4910 Hunter Street



consultant

notes

drawing

Site Plan details

disclaimer

copyright

date of issues and revisions

A - ISSUED FOR PRE-CONSULTATION
 2025-10-29 AAH
 B - REVISIONS TO LS OPEN AREA AND HARD SURFACE AREA
 2026-02-26 AAH

drawing no.

reviewed

A1.00

plot

B 2025-48

Site Plan - Building Location Plan

SCALE 1:150 METRIC