Appendix I

PROPERTY DESCRIPTION
PART OF TOWNSHIP LOT 159, TOWN OF NIAGARA-ON-THE-LAKE

ZONING INFORMATION
SCHEDULE A (TOP HALF); BY-LAW 500A-74 - RURAL (A) ZONE

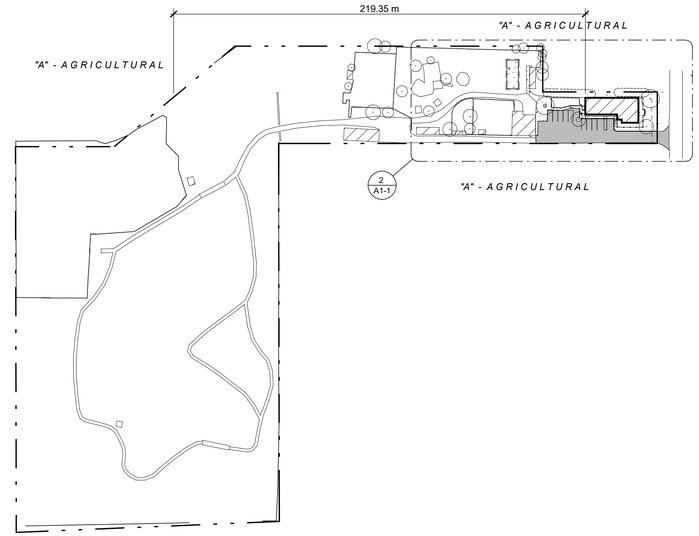
ZONE REGULATIONS	REQUIRED	PROPOSED
MINIMUM LOT FRONTAGE	38.10 m	27.43 m / NON-COMPLIANCE
MINIMUM LOT AREA	4.05 ha	4.025 ha / NON-COMPLIANCE
MINIMUM FRONT YARD	15.24 m	3.95 m / NON-COMPLIANCE
MINIMUM SIDE YARD	3.05 m	3.05m OR 8.6m / COMPLIANCE
MINIMUM EXTERIOR SIDE YARD	9.14 m	N/A
MINIMUM REAR YARD	15.24 m	219.35m / COMPLIANCE
MAXIMUM BUILDING HEIGHT	10.67 m	8.82m / COMPLIANCE
*MINIMUM DWELLING FLOOR AREA (TWO-STOREY)	139.35 sm	885.5sm / COMPLIANCE
MAXIMUM ACCESSORY BUILDING HEIGHT	4.5m	4.05m / COMPLIANCE
MAX LOT COVERAGE (PER 500A-74)	878.05 sm	2.2% / COMPLIANCE

*THIS BUILDING IS NOT A "DWELLING" PER ZONING BY-LAW DEFINITIONS, RATHER, THIS BUILDING IS A RESPITE CENTRE.

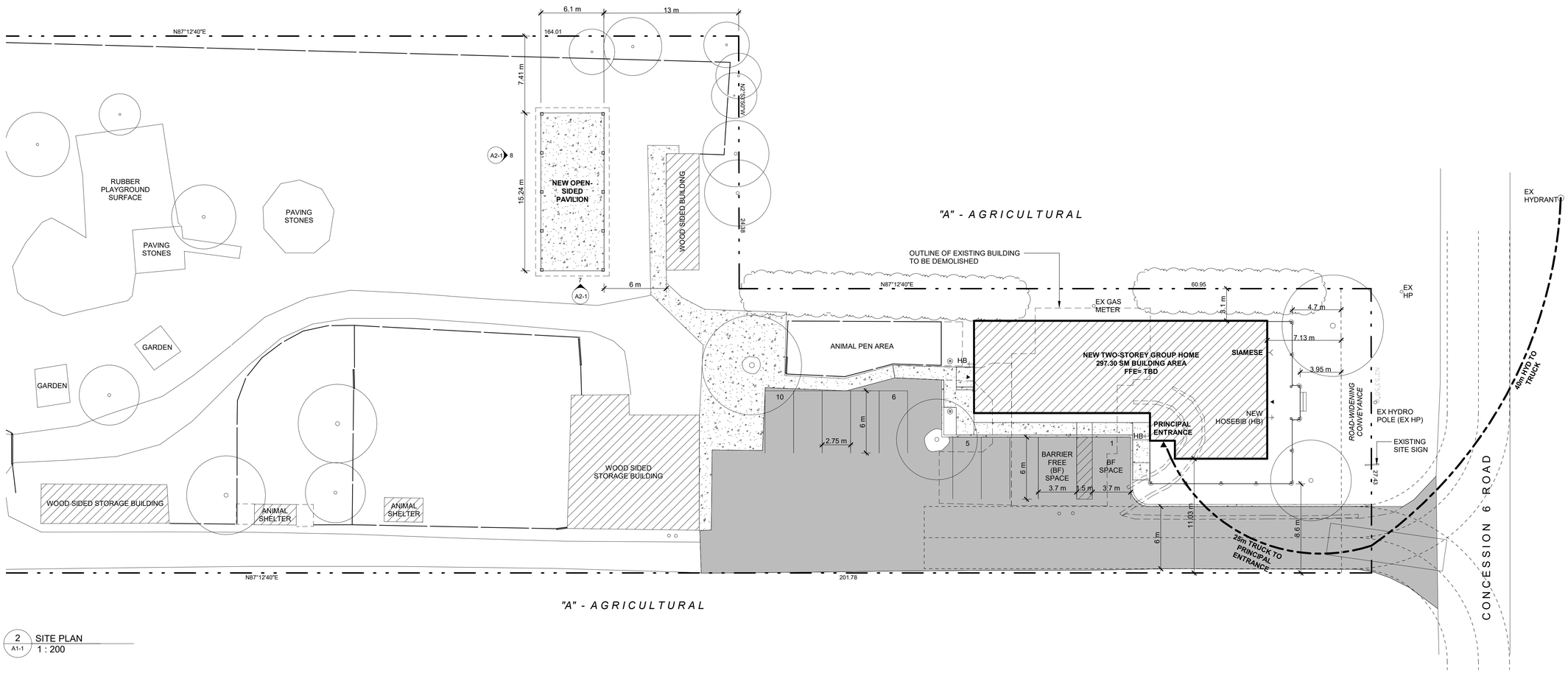
SITE STATISTICS	AREA	%
LOT AREA	4.025 ha	-
TOTAL BUILDING AREA	694.95 sm	1.7
NEW BUILDING = 297.30 sm		
EXISTING BUILDINGS = 397.65 sm		
PARKING AREA (ASPHALT)	744.30 sm	1.8

PROPOSED PARKING REQUIREMENTS
GROUP HOME PARKING SPACE REQUIREMENTS:
- A MINIMUM OF FIVE (5) PARKING SPACES SHALL BE PROVIDED FOR RESPITE CARE FACILITY AND ADULT DAY PROGRAM STAFF
- A MINIMUM OF FOUR (4) PARKING SPACES SHALL BE PROVIDED FOR VISITORS AND RESPITE CARE FACILITY GUESTS AND ADULT DAY PROGRAM PARTICIPANTS

	REQUIRED	PROPOSED
TOTAL SPACES (BARRIER-FREE)	9 (1 BF)	10 (2 BF)



1 / A1-1 OVERALL SITE PLAN
1 : 1500



2 / A1-1 SITE PLAN
1 : 200

Issue	Issued for	Date	Init.
F	ZBA SUBMISSION	24OCT2024	NY
E	ZBA DRAFT	19SEP2024	NY
D	ZBA DRAFT	30AUG2024	NY
C	CLIENT REVIEW	22AUG2024	NY
B	CONSULT REVIEW	09JUL2024	NY
A	CLIENT REVIEW	25JUN2024	NY

Seal

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.

Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.

All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.

All drawings and related documents remain the property of Quartek Group Inc., all drawings are protected under copyright and under contract.

Quartek
• Architects • Planners
• Engineers • Project Managers
T 905 984 8676
89 - 91 St. Paul Street, Suite 100,
St. Catharines, ON. L2R 3M3
www.quartekgroup.com

Project Title
RED ROOF RETREAT
1594 CONCESSION 6 ROAD

Drawing Title
SITE PLAN

Drawn	Designed by
NY	NY
Scale	**Date Created**
As indicated	14JUN2024
Job Number	**Issue**
24059	F

Drawing Number
A1-1

P:\2024 Projects\24059 Red Roof Conc 6 Ranch\Drawings\Architectural\24059 ARCH MODL.rvt

Plotted on 2024-10-31 10:13:30 PM