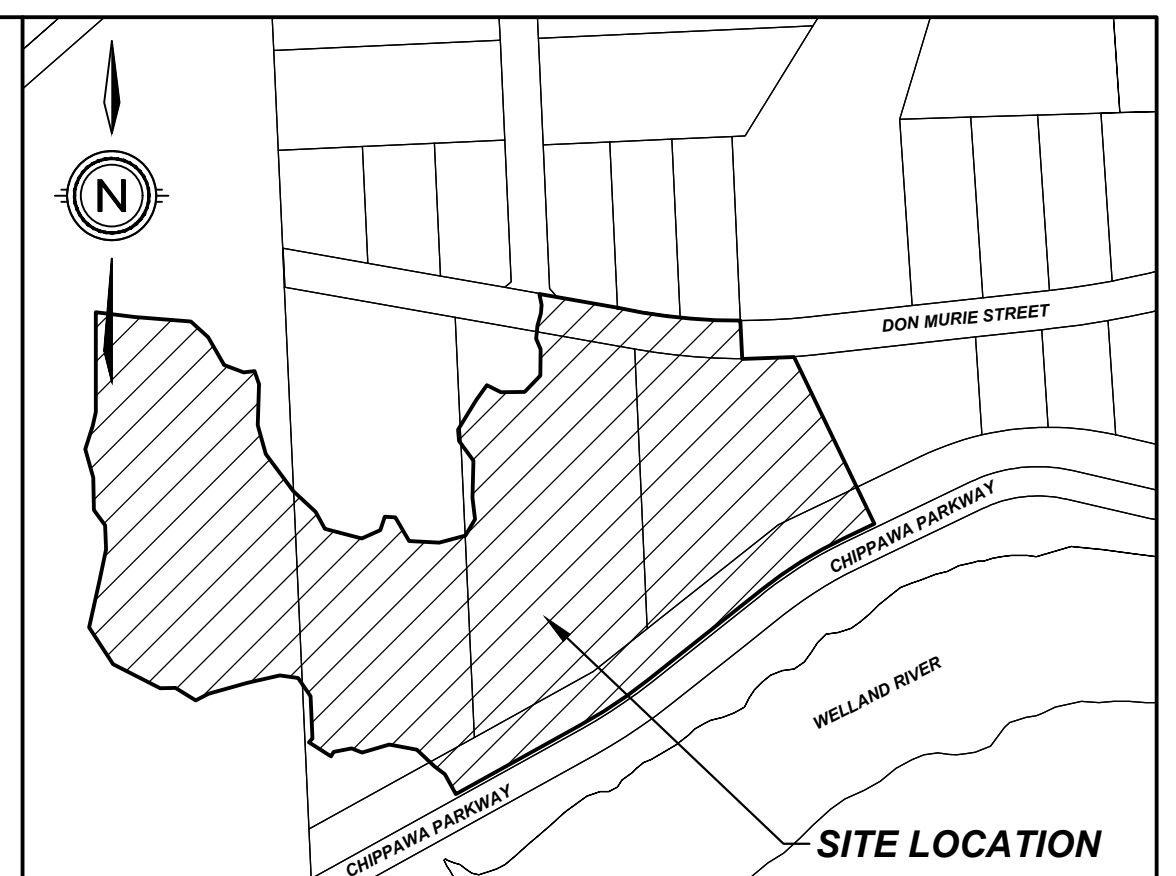
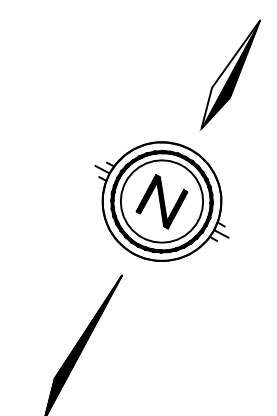


RIVERFRONT NIAGARA FALLS



KEY PLAN N.T.S.

ZONING MATRIX		
PROVISION R4-1133	REQUIRED	PROVIDED
PERMITTED USES: (a) DETACHED DWELLINGS (b) TOWNHOUSE DWELLINGS		
MIN. LOT AREA	200m ² per dwelling unit	457.42m ² PER UNIT
MIN. LOT FRONTAGE (BLOCK)	20m (FOR TOWNHOUSE OR APARTMENT CONTAINING 4 OR MORE UNITS OR FOR A DETACHED OR SEMI-DETACHED DWELLING)	341.43m
MIN. LAND UNIT FRONTAGE	DETACHED 8.0m MIN TOWNHOUSE 5.0m MIN	DETACHED-12.0m TOWNS-6.0m UNIT 27-12.98m
MIN. FRONT YARD DEPTH AND EXTERIOR SIDE YARD WIDTH	3.0m FROM A STREET 1m FROM A PRIVATE STREET ON A LAND UNIT LESS THAN 20m WIDE 6m FROM A PRIVATE STREET ON A LAND UNIT 20m WIDE OR GREATER 3m FROM A PRIVATE STREET ON A LAND UNIT 20m WIDE OR GREATER FOR A GARAGE WITH ITS SIDE ELEVATION FACING THE PRIVATE STREET	3.0m (STREET) 6.0m (GARAGE)
MAXIMUM FRONT YARD DEPTH AND EXTERIOR SIDE YARD WIDTH FROM A STREET OR A PRIVATE STREET	15.5m MAXIMUM	UNIT 27-7.68m
MIN. REAR YARD DEPTH FROM REAR LAND UNIT LINE	0.5m WHERE THE REAR UNIT LINE ABUTS A PRIVATE LANE; 4.0m IN ALL OTHER CASES	4.0m
MIN. YARD DEPTH OR YARD WIDTH FOR ALL BUILDINGS AND STRUCTURES FROM AN EPA-1136 OR EPA-1137 ZONE BOUNDARY, NOT WITHSTANDING SECTION 8 OF BY-LAW 2020-124	4.0m	4.0m
MINIMUM SEPARATION DISTANCE BETWEEN BUILDINGS ON THE SAME BLOCK	1.8m MIN	1.8m
MAX. BUILDING HEIGHT	14.0m OR 3 STOREYS	SINGLES-2 STOREYS TOWNS-3 STOREYS
MAX. LOT COVERAGE	NONE	30.03%
MIN. LANDSCAPE SPACE (BLOCK)	20.00%	55.31%
MIN. AMENITY AREA (PER UNIT)	10.0m ²	45.84m ² PER UNIT
NUMBER OF DWELLINGS ON ONE BLOCK	UNLIMITED	213 UNITS
MAX. DRIVEWAY WIDTH	6.0m OR 50% OF LAND UNIT FRONTAGE, WHICHEVER IS LESS	DETACHED-6.0m TOWNS-3.45m UNIT 27-6.33m (12.98m FRONTAGE)
MINIMUM NUMBER OF PARKING SPACES	1.25 SPACES PER UNIT FOR DETACHED DWELLING OR DWELLING UNIT (213 x 1.25 = 266.25 REQUIRED)	PROVIDED - 268 (213 + 55 ADTL.)
MINIMUM PARKING STALL WIDTH	2.75m	2.75m
MINIMUM PARKING STALL LENGTH	6.0m	6.0m
MINIMUM MANEUVERING ISLE	6.3m	6.5m
VEHICULAR ACCESS TO A GARAGE IN THE FRONT YARD OF A LAND UNIT FROM A PUBLIC OR PRIVATE STREET	PERMITTED FOR A LAND UNIT WITH A WIDTH OF 11m OR MORE NOT PERMITTED FOR A LAND UNIT WITH A WIDTH LESS THAN 11m	UNIT 27 -12.98m AT THE 6.0m FRONTAGE SETBACK

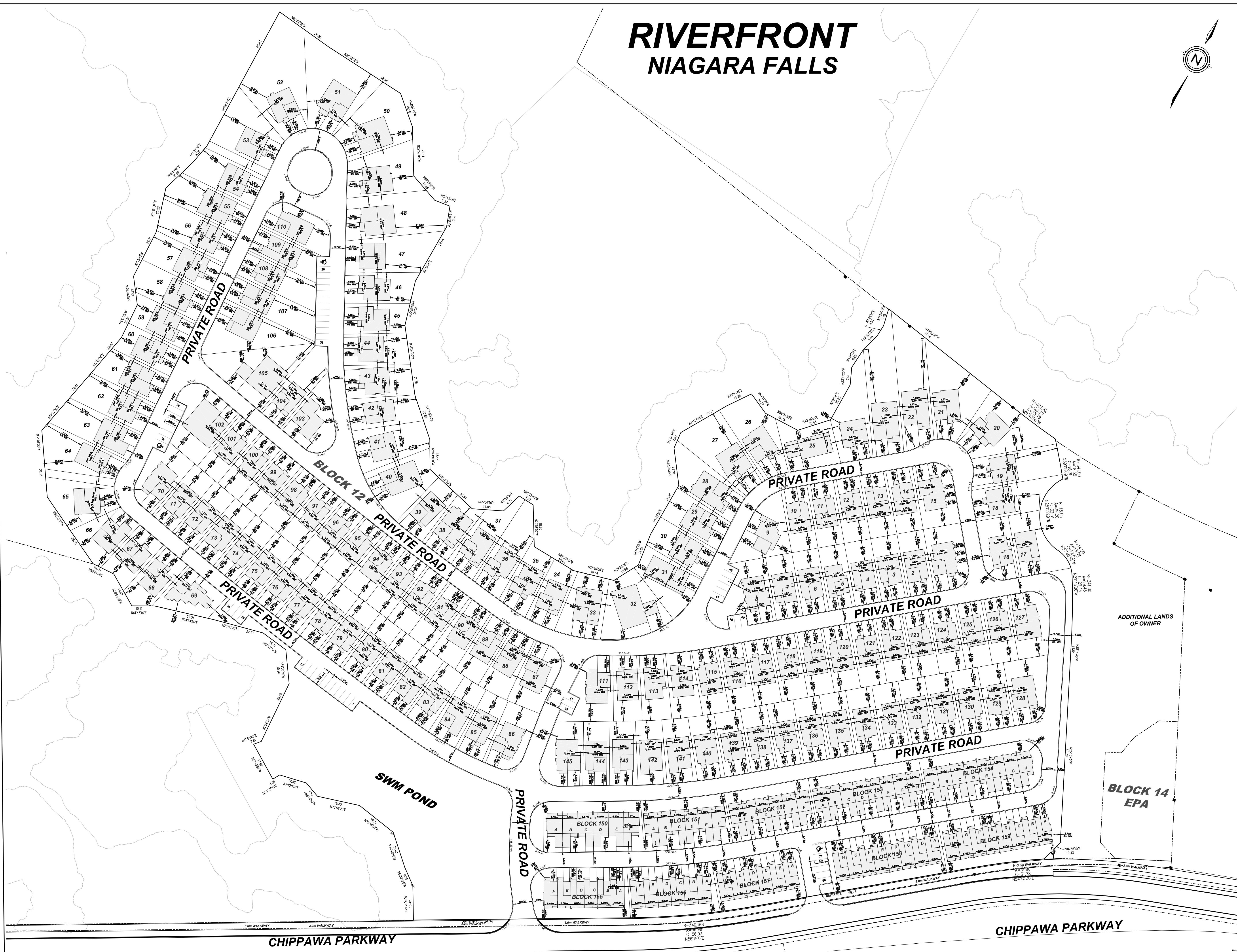
LAND USE SCHEDULE

AREA	ha	% COVERAGE
BUILDING (213 UNITS)	2.926	30.03
ROADWAY/PARKING	1.428	14.66
LANDSCAPE	5.389	55.31
TOTAL	9.743	100.00
DENSITY		21.86 un/ha

ISSUED FOR APPROVAL	2023-09-28	TA
REVISION	DATE	INIT
#		



DRAWING TITLE	DRAFTING	TA
DATE	SEPTEMBER 28, 2023	
PRINTED	SEPTEMBER 28, 2023	
SCALE	1:750	
DWG No.	2209-SP	REV
		0



CHIPPAWA PARKWAY

CHIPPAWA PARKWAY