

**LEGAL DESCRIPTION**  
PART OF LOT 126  
GEOGRAPHIC TOWNSHIP OF STAMFORD  
CITY OF NIAGARA FALLS  
REGIONAL MUNICIPALITY OF NIAGARA

**LEGEND**

WV	EX WATER VALVE
HYD	EX HYDRANT
CB	EX CATCHBASIN
MH	EX MANHOLE
HP	EX HYDRO POLE
SB	SHORT IRON BAR
LS	EX LIGHT STANDARD
	PROPOSED LIGHT STANDARD
FRS	PROPOSED FIRE ROUTE SIGN
	PROPOSED 6.0m WIDE FIRE ROUTE
	PROPOSED WOOD PRIVACY FENCE
CMB	PROP COMMUNITY MAILBOX

**ZONING-R4**

SEC. 7.9.2	REQUIRED	PROVIDED
MINIMUM LOT AREA	3750m <sup>2</sup> (200m <sup>2</sup> x 15UN +250m <sup>2</sup> x 3UN = 3750m <sup>2</sup> )	3813m <sup>2</sup> (18 UN x 211.84m <sup>2</sup> = 3813m <sup>2</sup> )
MINIMUM LOT FRONTAGE	30.0m MIN	36.58m
FRONT YARD SETBACK	6.0m MIN	2.99m
REAR YARD SETBACK	7.5m MIN	2.97m
INTERIOR SIDE YARD SETBACK	ONE HALF PROP BUILDING HEIGHT	3.00m
EXTERIOR SIDE YARD SETBACK	4.5m MIN	N/A
MAXIMUM LOT COVERAGE	35.00%	30.19%
MAXIMUM BUILDING HEIGHT	10.0m	9.24m
MINIMUM LANDSCAPE AREA	45m <sup>2</sup> /UN	82.31m <sup>2</sup> /UN
MINIMUM PRIVACY YARD	7.5m	6.00m

SEC. 4.14  
(d) subject to Sec. 4.27.1, a roofed over 1 storey porch may project into a distance of not more than 2.5m provided however that: 0.54m  
(ii) in no event and subject to said Sec. 4.27.1 shall any part of such porch be closer than 1.5m from any street line. 2.46m

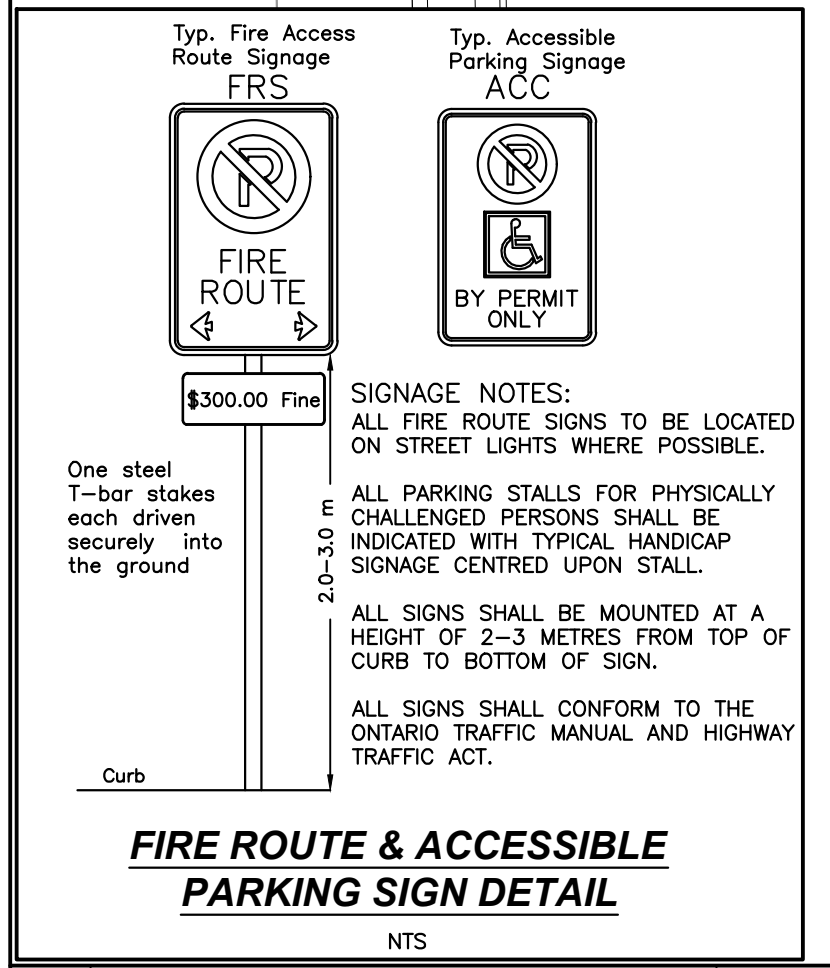
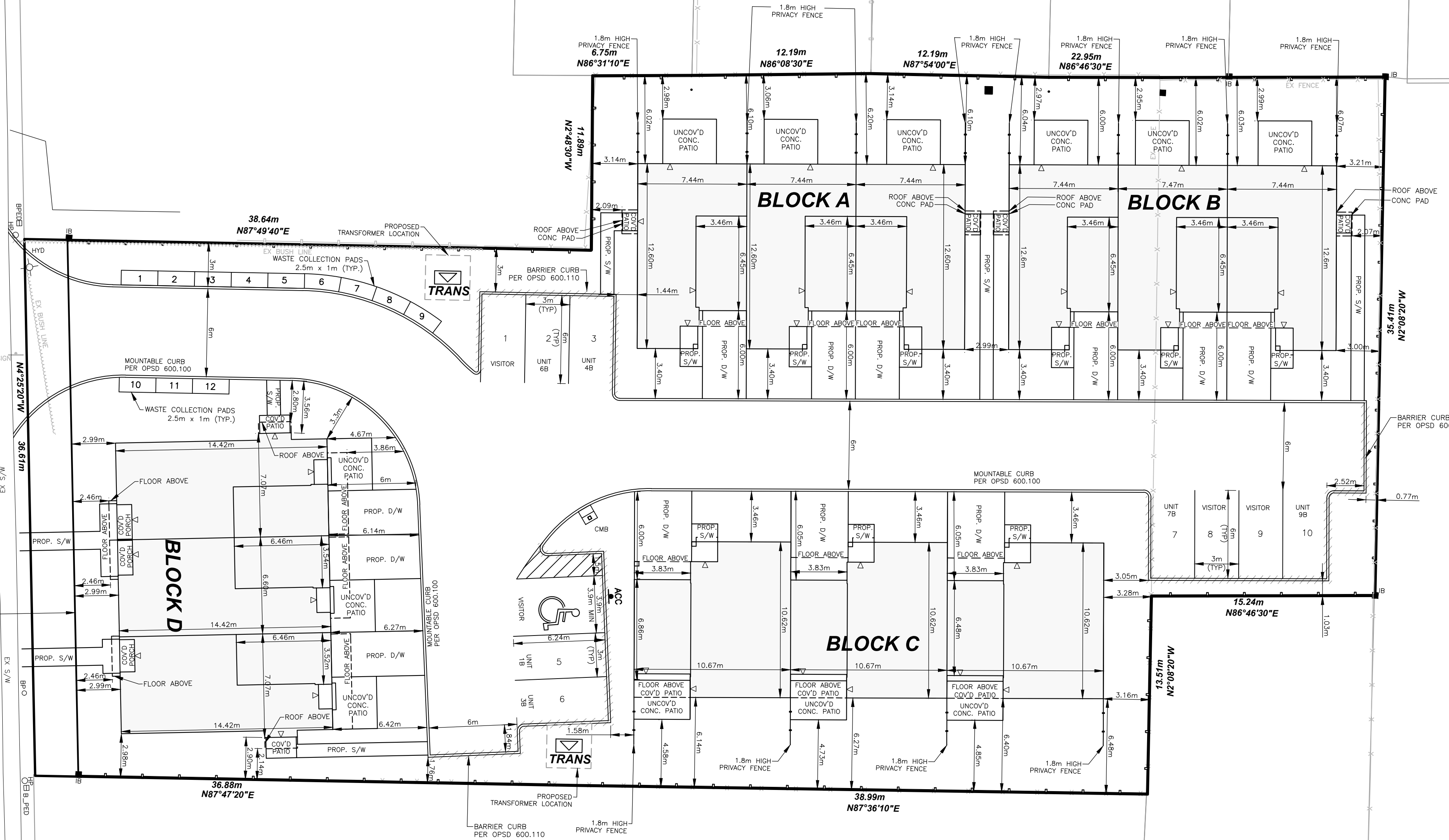
**PARKING STATISTICS**

**REQUIRED**  
1.4 SPACES PER UNIT = 23 SPACES REQUIRED  
0-12 ONE DESIGNATED PARKING SPACE REQUIRED  
TOTAL SPACES REQUIRED: 23 WITH MINIMUM OF ONE DESIGNATED SPACE

**PROVIDED**  
22 SPACES TOTAL  
(12 DRIVEWAY, 10 VISITOR (INCLUDING 1 DESIGNATED PARKING SPACE))

**LAND USE SCHEDULE**

AREA	m <sup>2</sup>	% COVERAGE
BUILDINGS (18 UNITS)	1066.20	28.77
ROADWAY/PARKING	1170.86	31.60
LANDSCAPE	1468.57	39.63
TOTAL	3705.63	100.00
(NO RD WIDENING) DENSITY	3813.26	--
ROAD WIDENING	107.63	--
TOTAL	3705.63	48.57 UNITS PER HA



**NOTES:**  
1. THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.  
2. PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.  
3. ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING ZC  
DESIGN JS  
CHECKED BY JS  
APPROVED BY JS



**5558 DRUMMOND ROAD, NIAGARA FALLS**  
**SITE PLAN**

CONSULTANT FILE No. 2090  
DATE 2023-08-18  
PRINTED 2023-08-18  
SCALE 1:200 m  
REF No.  
DWG No. **2090-SP**  
REV **0**

#	ISSUED FOR REVIEW	REVISION	DATE	INIT
0	ISSUED FOR REVIEW			ZC