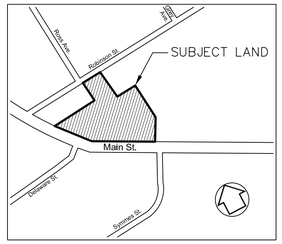
KEY MAP



SITE DATA:

ZONING:	79-200 R4, AND 2010-131
LOT AREA:	0.69 ha. (1.71 ac)
NO. OF UNITS:	34

REGULATIONS:	79-200 R4		2010-131	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
5a). MIN. LOT AREA	–	–	230m²	203m²
b). MIN. LOT FRONTAGE	–	–	27m	27m
c). MIN. FRONT YARD SETBACK	–	–	5m	6m
d). MIN. REAR YARD SETBACK	–	–	5m	4.5m
e). MIN. INTERIOR SIDE YARD SETBACK	–	–	1m	1m
f). MIN. PRIVACY YARD DEPTH	–	–	4.5m	4.5m
g). MAX. BLDG. HEIGHT	–	–	12m	12m
h). 1.2m. DECORATIVE METAL FENCE ALONG MAIN STREET	–	–	YES	YES
i) VEHICULAR ENTRANCE ON MAIN ST.	–	–	PROHIBITED	NONE
j). PARKING IN TANDEM	–	–	ALLOWED	YES
k). ALL OTHER R4REGULATIONS				
7.9.2 (G) MAX. LOT COVERAGE	35%	31.6% (2,181m²)		
(k) PARKING	1.4 SPACES PER UNIT	2 SPACES PER UNIT PLUS 8 VISITORS SPACES		
(m) MIN. LANDSCAPE OPEN SPACE	45m²/UNIT	80.5 m²/UNIT		

MUNICIPAL ADDRESS
6158 MAIN STREET, NIAGARA FALLS, ONTARIO

NOVAL DEVELOPMENT GROUP
40 VOGELL ROAD, SUITE 25-27
RICHMOND HILL, ON, L4B 3K6

OWNER SIGNATURE

DATE

CITY OF NIAGARA FALLS

DIRECTOR OF PLANNING AND BUILDING SERVICES

DATE

NOTE: THE DIMENSIONS, AREAS AND LOCATION SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN THE FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPILED WITH. FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, ALL SITE SERVICING, GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.

PROJECT NORTH | TRUE NORTH

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BY: STAN SZAFLARSKI, OAA, MRAIC.
ARCHITECT

DATE:

1 12/22/15	SPA PHASE	SZ
DATE	DESCRIPTION	CHECKED

OWNER:
NOVAL DEVELOPMENT GROUP

40 VOGELL ROAD, SUITE 25-27
RICHMOND HILL, ON, L4B 3K6
TEL. 905 237 2518
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PROJECT:
34 TOWNHOUSE
6158 MAIN STREET
NIAGARA FALLS, ON.

DRAWING TITLE:
PRELIMINARY
SITE PLAN

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SCALE: 1/200

DATE: AUG 2015
DESIGN:
DRAFTING:
ISSUED:
ACAD:

DRAWING STATUS: PRELIMINARY

DRAWING NO. A-10