

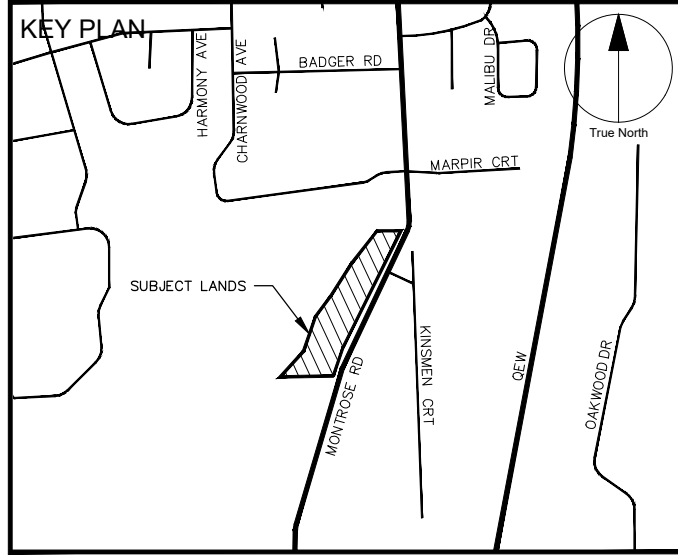
CLIENT

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Arcadis Professional Services (Canada) Inc.
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| No. | DESCRIPTION | DATE |
|-----|----------------------|------------|
| 01 | SITE PLAN SUBMISSION | 2023-11-06 |

DRAFT



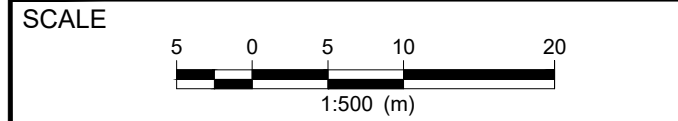
BENCHMARK
BENCHMARK No. 0010836709
MONUMENT TYPE: S.I.B. WITH BRASS CAP
LOCATION: SOUTH SIDE AT MLEOD ROAD, 105 METRES WEST OF CENTRE LINE OF JUBILEE DRIVE.

SOURCE
ASK ARCHITECTS ARCHITECTURAL DRAWINGS, DATED DECEMBER 19, 2022.
TOPOGRAPHIC SURVEY, PREPARED BY IBI GROUP, DATED NOVEMBER 17, 2020.

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PROJECT
MONTROSE ROAD

NIAGARA FALLS ON



PROJECT NO:
126319
DRAWN BY:
M. ROJAS
PROJECT MGR:
C. AGRO

CHECKED BY:

APPROVED BY:
C. AGRO

SHEET TITLE
SITE PLAN

SHEET NUMBER
SP 1.0
ISSUE
0

CITY OF NIAGARA FALLS ZONING BY-LAW NO. 79-200

| PROVISION | REQUIRED | PROPOSED | MODIFICATION |
|---|--|--|--------------|
| CURRENT ZONE | R5C-H 912 | | |
| PERMITTED USES | TOWNHOUSE DWELLING; GROUP DWELLINGS & ACCESSORY BUILDINGS & ACCESSORY STRUCTURES; AN APARTMENT DWELLING; ACCESSORY BUILDINGS & ACCESSORY STRUCTURES, SUBJECT TO THE PROVISIONS OF SECTIONS 4.13 & 4.14 | | |
| MIN. LOT AREA FOR A TOWNHOUSE DWELLING (R4 ZONE) | 250 m² FOR EACH DWELLING UNIT | 309 m² | |
| MIN. LOT FRONTAGE | 45 m | 340.02 m | |
| MIN. FRONT YARD DEPTH FOR A TOWNHOUSE DWELLING | 6 m | 3.50 m FOR UNITS 43-50 5.00 m FOR UNITS 1-10 5.50 m FOR UNITS 11-26, 33-37, 86-90 6.00 m FOR UNITS 27-32, 81-85 6.50 m FOR UNITS 38-42, 51-90 | X |
| MIN. REAR YARD DEPTH FOR A TOWNHOUSE DWELLING | 7.5 m | 3.00 m FOR UNITS 51-70 3.50 m FOR UNITS 16-21, 27-32, 38-42, 71-80 4.00 m FOR UNITS 33-37, 43-50 4.50 m FOR UNITS 1-10 5.00 m FOR UNITS 22-26, 86-90 5.50 m FOR UNITS 81-85 6.50 m FOR UNITS 11-15 | X |
| MIN. INTERIOR SIDE YARD WIDTH | ONE-HALF THE HEIGHT OF THE BUILDING: 13/2 = 6.5 m | 3.50m BETWEEN UNITS 21 & 22, 26 & 27, 37 & 38, 55 & 56, 65 & 66, 65 & 66, 70 & 71, 75 & 76 4.00 m BETWEEN UNITS 15 & 16, 32 & 33, 42 & 43, 46 & 47, 85 & 86 4.50 m BETWEEN UNITS 5 & 6, 60 & 61 | X |
| MIN. EXTERIOR SIDE YARD WIDTH FOR A TOWNHOUSE DWELLING | 4.5 m | N/A | |
| MAX. LOT COVERAGE FOR A TOWNHOUSE DWELLING | 35% | 44.5% | X |
| MAX. HEIGHT OF BUILDING OR STRUCTURE | 10 m | 13 m | X |
| MIN. LANDSCAPE OPEN SPACE AREA FOR A TOWNHOUSE DWELLING | 45 m² FOR EACH DWELLING UNIT: (45x91 UNITS = 4,095 SQUARE METRES) | 5.942 SQUARE METRES | |
| MIN. PRIVACY YARD DEPTH FOR EACH TOWNHOUSE DWELLING UNIT, AS MEASURED FROM THE EXTERIOR REAR WALL OF EACH DWELLING UNIT | 7.5 m | 2.5m | X |
| PARKING AND ACCESS REQUIREMENTS | | | |
| MIN. LANDSCAPE OPEN SPACE AREA FOR A TOWNHOUSE DWELLING | 1 PARKING SPACE PER DWELLING UNIT | 1 PARKING SPACE PER DWELLING UNIT | |

LAND USE SCHEDULE

| UNIT | LOT AREA | UNIT AREA |
|------|----------|-----------|
| 1 | 115.75 | 91.37 |
| 2 | 106.50 | 89.27 |
| 3 | 106.50 | 89.27 |
| 4 | 105.50 | 88.91 |
| 5 | 114.86 | 91.37 |
| 6 | 115.94 | 91.37 |
| 7 | 105.87 | 88.91 |
| 8 | 106.85 | 89.27 |
| 9 | 106.85 | 89.27 |
| 10 | 114.97 | 91.37 |
| 11 | 155.42 | 123.97 |
| 12 | 146.04 | 121.23 |
| 13 | 146.04 | 121.23 |
| 14 | 149.11 | 121.23 |
| 15 | 156.64 | 123.87 |
| 16 | 162.60 | 123.94 |
| 17 | 147.27 | 120.25 |
| 18 | 151.00 | 121.32 |
| 19 | 145.43 | 121.32 |
| 20 | 146.38 | 121.27 |
| 21 | 156.27 | 123.83 |
| 22 | 153.92 | 123.95 |
| 23 | 142.34 | 111.30 |
| 24 | 142.15 | 121.30 |
| 25 | 142.10 | 121.30 |
| 26 | 155.25 | 123.95 |
| 27 | 159.70 | 123.92 |
| 28 | 148.21 | 121.30 |
| 29 | 145.10 | 121.30 |
| 30 | 146.00 | 121.30 |
| 31 | 144.86 | 121.30 |
| 32 | 162.65 | 124.05 |
| 33 | 153.81 | 123.95 |
| 34 | 142.07 | 121.30 |
| 35 | 142.23 | 121.30 |
| 36 | 141.95 | 121.30 |
| 37 | 154.68 | 123.95 |
| 38 | 119.51 | 91.67 |
| 39 | 110.98 | 89.55 |
| 40 | 110.98 | 89.55 |
| 41 | 111.11 | 89.55 |
| 42 | 110.98 | 89.55 |
| 43 | 119.43 | 91.67 |
| 44 | 113.64 | 91.67 |
| 45 | 101.58 | 89.55 |
| 46 | 101.53 | 89.55 |
| 47 | 109.71 | 90.70 |
| 48 | 110.56 | 91.67 |
| 49 | 101.65 | 89.55 |
| 50 | 101.57 | 89.55 |
| 51 | 109.60 | 90.70 |
| 52 | | 118.56 |
| 53 | | 117.17 |
| 54 | | 117.17 |
| 55 | | 117.17 |
| 56 | | 118.56 |
| 57 | | 118.56 |
| 58 | | 117.17 |
| 59 | | 117.17 |
| 60 | | 117.17 |
| 61 | | 118.56 |
| 62 | | 118.56 |
| 63 | | 117.17 |
| 64 | | 117.17 |
| 65 | | 117.17 |
| 66 | | 118.56 |
| 67 | | 118.56 |
| 68 | | 117.17 |
| 69 | | 117.17 |
| 70 | | 117.17 |
| 71 | | 118.56 |
| 72 | | 118.56 |
| 73 | | 117.17 |
| 74 | | 117.17 |
| 75 | | 117.17 |
| 76 | | 118.56 |
| 77 | | 118.56 |
| 78 | | 117.17 |
| 79 | | 117.17 |
| 80 | | 117.17 |
| 81 | | 118.56 |
| 82 | | 118.56 |
| 83 | | 117.17 |
| 84 | | 117.17 |
| 85 | | 117.17 |
| 86 | | 118.56 |
| 87 | | 91.54 |
| 88 | | 89.55 |
| 89 | | 89.55 |
| 90 | | 89.55 |
| 91 | | 91.67 |



Project: Monday, November 6, 2023 4:09:05 PM by Macarena Rojas
 File Location: \\1128319_McLeod-Montroy_0_Design\17_Plan\17_02519D0P.dwg
 User: macarena.rojas