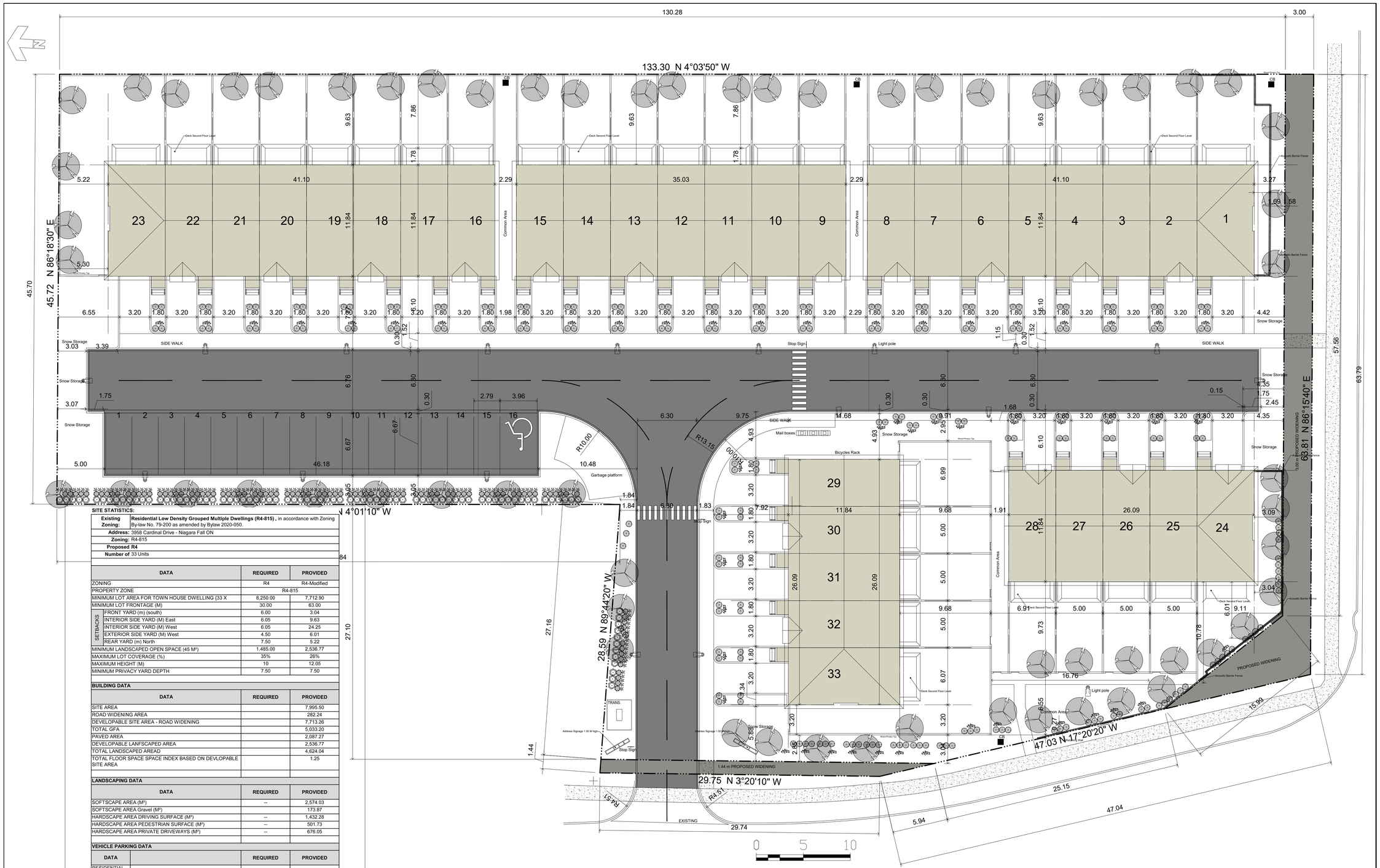


SITE STATISTICS:

Existing Zoning:	**Residential Low Density Grouped Multiple Dwellings (R4-815) ,** in accordance with Zoning By-law No. 79-200 as amended by Bylaw 2020-050.
Address:	3958 Cardinal Drive - Niagara Fall ON
Zoning:	R4-815
Proposed	R4
Number of	33 Units

DATA		REQUIRED	PROVIDED
ZONING		R4	R4-Modified
PROPERTY ZONE		R4-815	
MINIMUM LOT AREA FOR TOWN HOUSE DWELLING (33 X		8,250.00	7,712.90
MINIMUM LOT FRONTAGE (M)		30.00	63.00
SETBACKS	FRONT YARD (m) (south)	6.00	3.04
	INTERIOR SIDE YARD (M) East	6.05	9.63
	INTERIOR SIDE YARD (M) West	6.05	24.25
	EXTERIOR SIDE YARD (M) West	4.50	6.01
	REAR YARD (m) North	7.50	5.22
MINIMUM LANDSCAPED OPEN SPACE (45 M²)		1,485.00	2,536.77
MAXIMUM LOT COVERAGE (%)		35%	26%
MAXIMUM HEIGHT (M)		10	12.05
MINIMUM PRIVACY YARD DEPTH		7.50	7.50

BUILDING DATA

DATA	REQUIRED	PROVIDED
SITE AREA		7,995.50
ROAD WIDENING AREA		282.24
DEVELOPABLE SITE AREA - ROAD WIDENING		7,713.26
TOTAL GFA		5,033.20
PAVED AREA		2,087.27
DEVELOPABLE LANFSCAPED AREA		2,536.77
TOTAL LANDSCAPED AREAD		4,624.04
TOTAL FLOOR SPACE SPACE INDEX BASED ON DEVLOPABLE SITE AREA		1.25

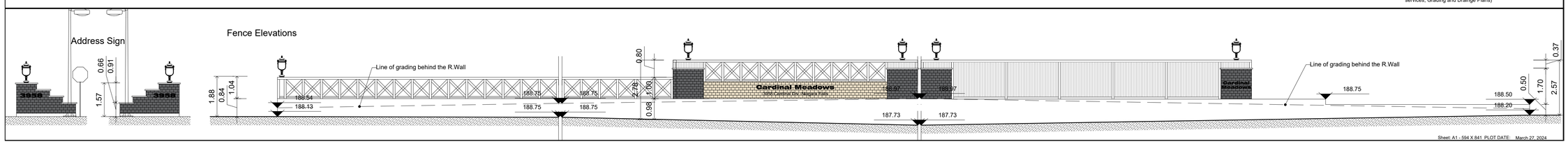
LANDSCAPING DATA

DATA	REQUIRED	PROVIDED
SOFTSCAPE AREA (M²)	--	2,574.03
SOFTSCAPE AREA Gravel (M²)		173.87
HARDSCAPE AREA DRIVING SURFACE (M²)	--	1,432.28
HARDSCAPE AREA PEDESTRIAN SURFACE (M²)	--	501.73
HARDSCAPE AREA PRIVATE DRIVEWAYS (M²)	--	676.05

VEHICLE PARKING DATA

DATA		REQUIRED	PROVIDED
RESIDENTIAL PARKING	1.4 Sp / Unit	47	49 incldng 16 Vistors
VISITORS		14	16
TOTAL		47	49

Note: This Drawing Should be read with Drawings DWG-1:DWG 5 (Site services, Grading and Drainge Plans)



Sheet: A1 - 594 X 841 PLOT DATE: March 27, 2024

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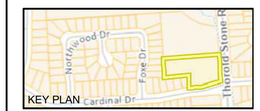

GENERAL NOTES:
ALL DRAWINGS AND DETAILS INCLUDED ARE FOR REFERENCE ONLY.

NO.	REVISION/ISSUE	DATE

NORTH
TRUE
CONS.

SEAL

PROJECT TITLE
CARDINAL MEADOWS
#33 TOWN HOUSES DEVELOPMENT

PROJECT ADDRESS
3958 CARDINAL DRIVE NIAGARA FALLS, ON

OWNER
12604515 CANADA CORPORATION

CONCEPTLINES INC .CA
349 Beach Blvd. Hamilton ON L8H 6W4
Email: feed@conceptlines.ca
www.conceptlines.ca
Tel: 289-919-0607

Drawing title:
Site Plan - Fence Elevation

Scale: 1 : 200 & 1 : 100
Date: JUNE 2023
Project No. 2022-12
Drawing No. A105