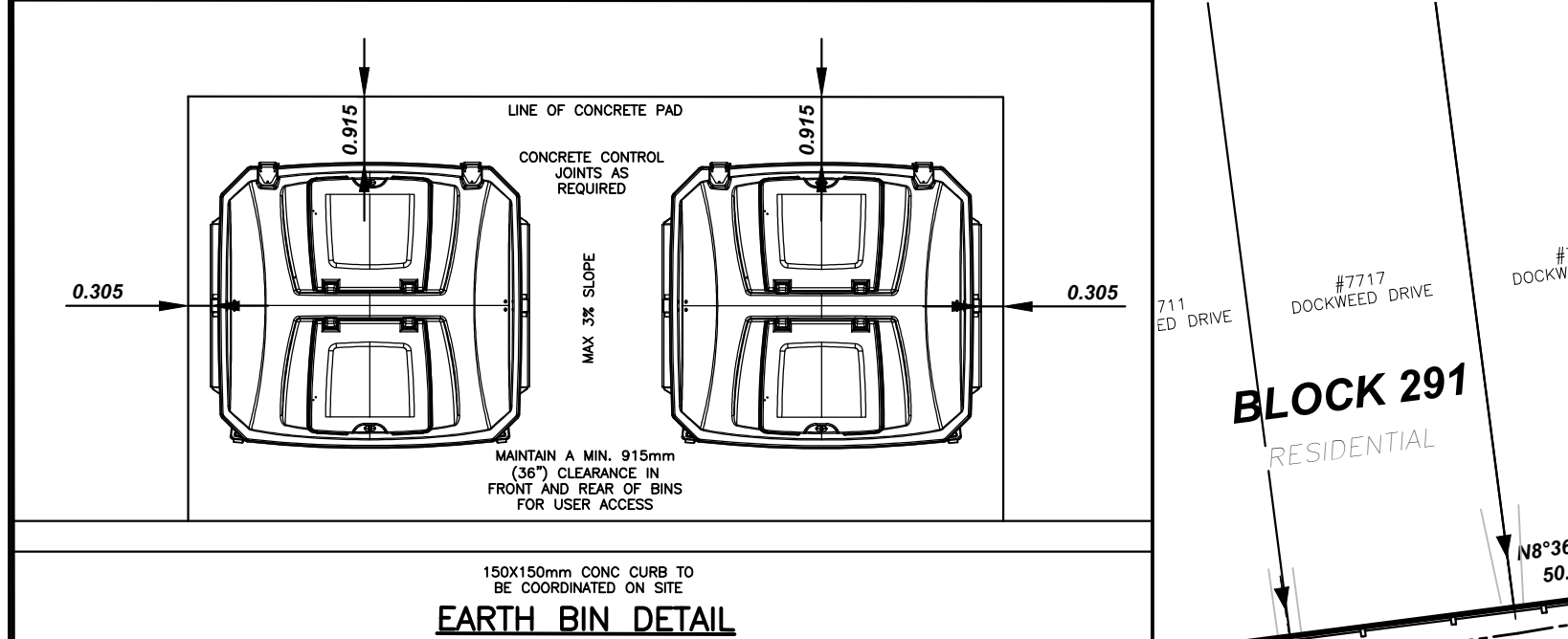
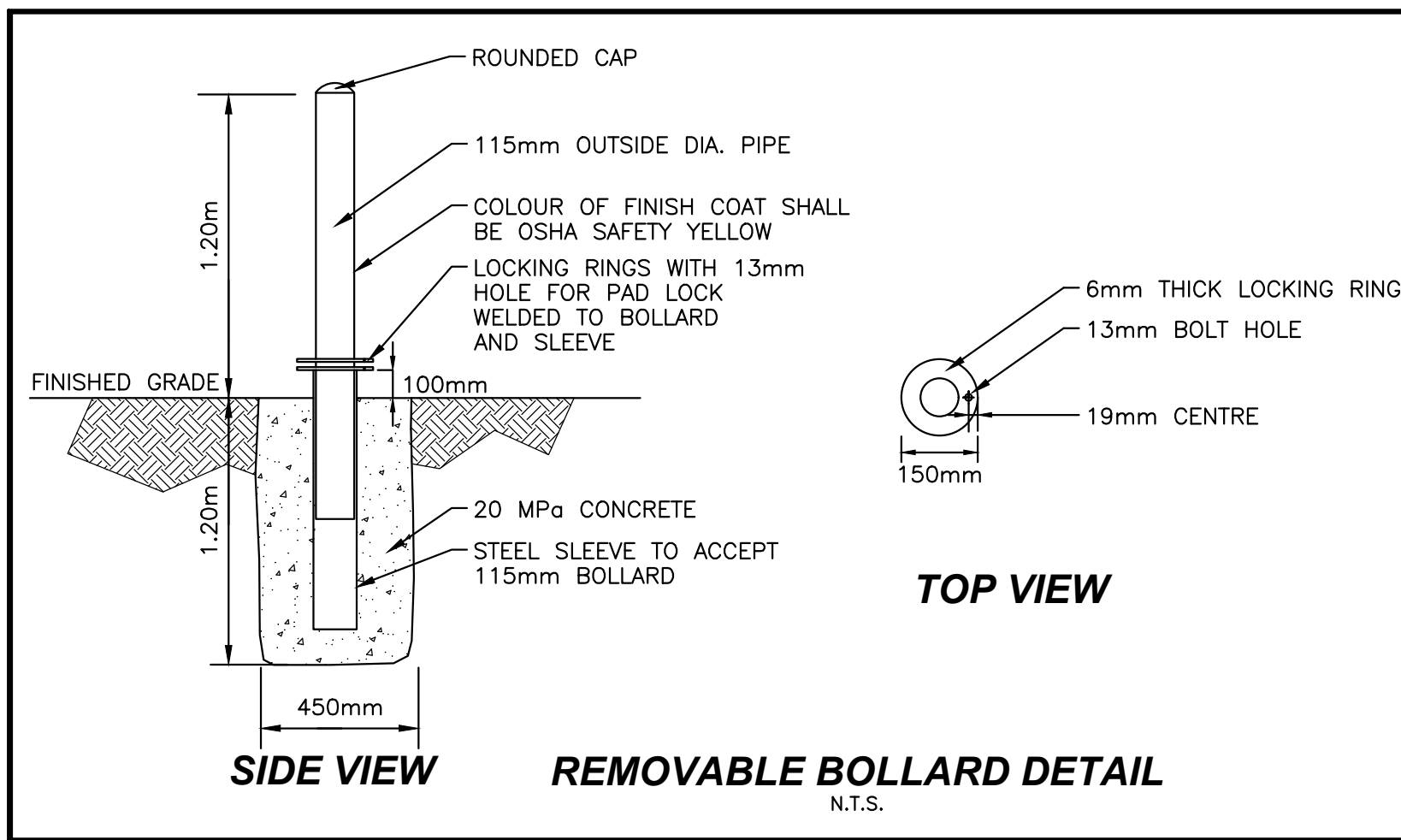
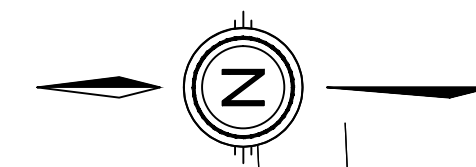
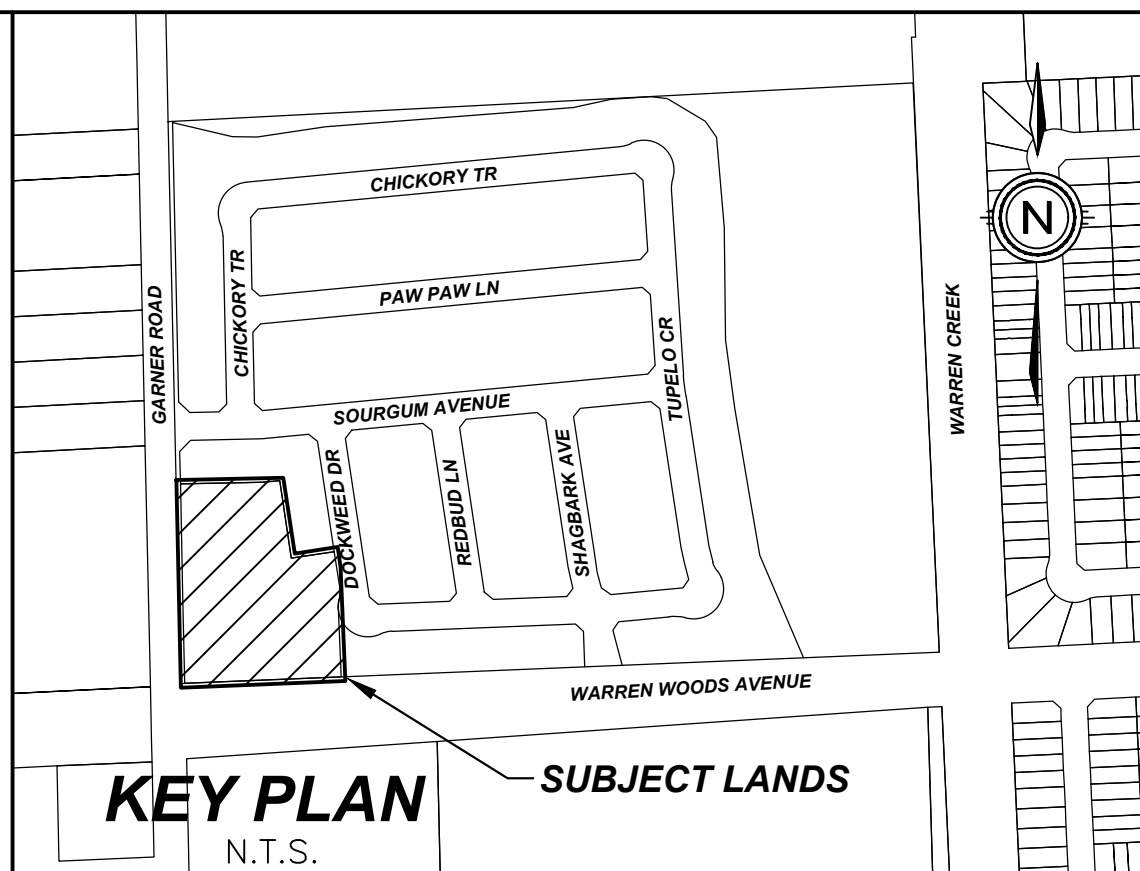
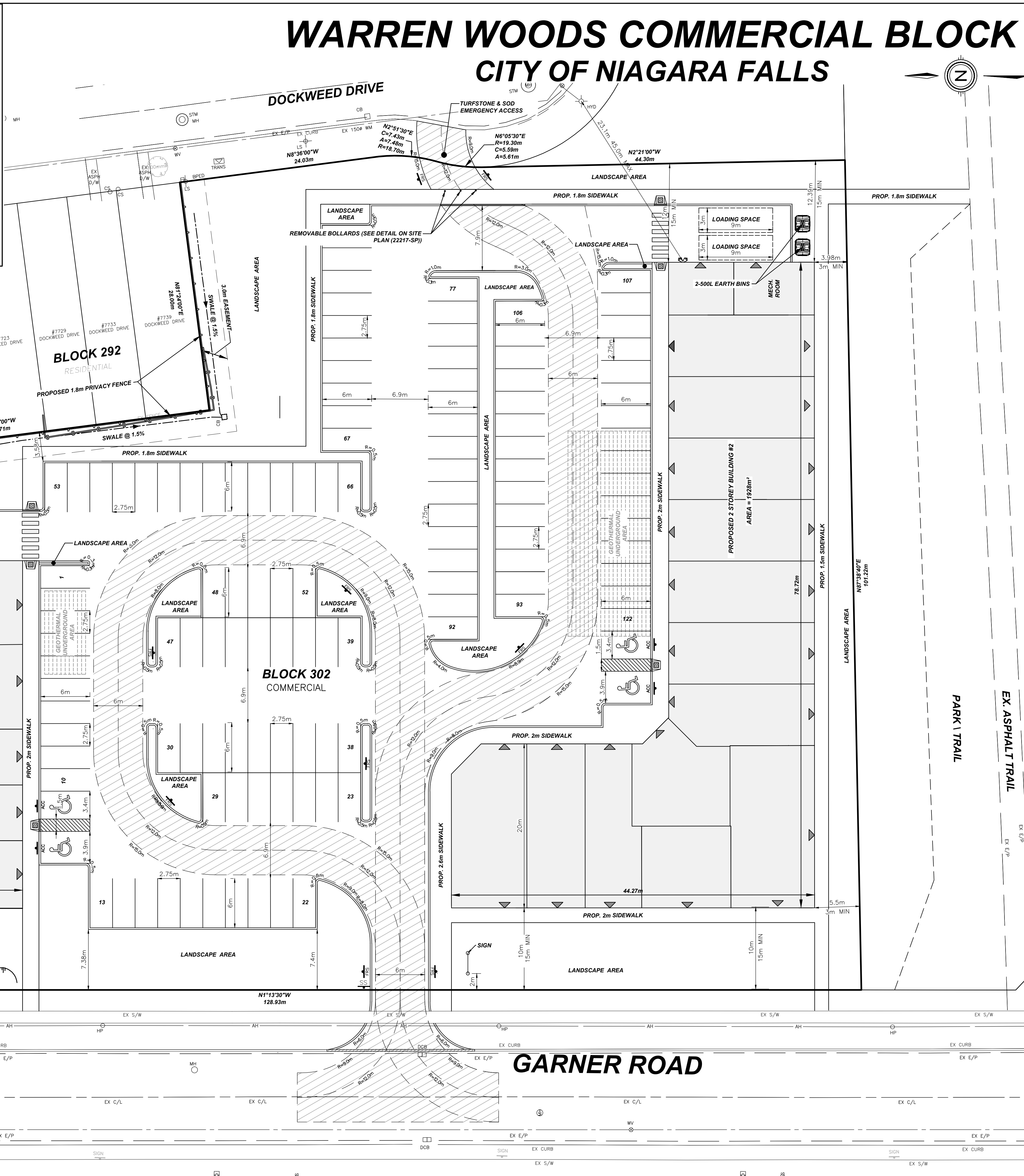


WARREN WOODS COMMERCIAL BLOCK CITY OF NIAGARA FALLS



- LEGEND**
- WV ○ EX WATER VALVE
 - WV ○ PROP WATER VALVE
 - WVC ○ EX WATER VALVE CHAMBER
 - WVC ○ PROP WATER VALVE CHAMBER
 - WMC ○ EX WATER METER CHAMBER
 - WMC ○ PROP WATER METER CHAMBER
 - HYD ○ EX HYDRANT
 - HYD ○ PROP HYDRANT
 - CB □ EX CATCHBASIN
 - CB □ PROP CATCHBASIN
 - STM ○ EX STORM MANHOLE
 - STM ○ PROP STORM MANHOLE
 - SMH ○ EX SANITARY MANHOLE
 - SMH ○ PROP SANITARY MANHOLE
 - PLUG □ EX PLUG
 - PLUG □ PROP PLUG
 - HP ○ EX HYDRO POLE
 - HP ○ PROP HYDRO POLE
 - TRANS ○ EX HYDRO TRANSFORMER
 - TRANS ○ PROP HYDRO TRANSFORMER
 - LS ○ EX LIGHT STANDARD
 - LS ○ PROP LIGHT STANDARD
 - LS ○ EX LIGHT POLE
 - LS ○ PROP LIGHT POLE
 - DOOR ○ EX DOOR
 - DOOR ○ PROP DOOR
 - OVERHEAD DOOR ○ EX OVERHEAD DOOR
 - OVERHEAD DOOR ○ PROP OVERHEAD DOOR
 - CHAIN LINK FENCE ○ EX CHAIN LINK FENCE
 - CHAIN LINK FENCE ○ PROP CHAIN LINK FENCE
 - ACCESSIBLE PARKING ○ EX ACCESSIBLE PARKING
 - ACCESSIBLE PARKING ○ PROP ACCESSIBLE PARKING
 - FIRE ROUTE SIGN ○ EX FIRE ROUTE SIGN
 - FIRE ROUTE SIGN ○ PROP FIRE ROUTE SIGN
 - STOP SIGN ○ EX STOP SIGN
 - STOP SIGN ○ PROP STOP SIGN
 - TACTILE WARNING PLATE ○ EX TACTILE WARNING PLATE
 - TACTILE WARNING PLATE ○ PROP TACTILE WARNING PLATE
 - CHAIN LINK FENCE ○ EX CHAIN LINK FENCE
 - CHAIN LINK FENCE ○ PROP CHAIN LINK FENCE
 - WOOD PRIVACY FENCE ○ EX WOOD PRIVACY FENCE
 - WOOD PRIVACY FENCE ○ PROP WOOD PRIVACY FENCE
 - 6.0m WIDE FIRE ROUTE ○ EX 6.0m WIDE FIRE ROUTE
 - 6.0m WIDE FIRE ROUTE ○ PROP 6.0m WIDE FIRE ROUTE



LEGAL DESCRIPTION

**BLOCK 302, PLAN 59M-463
CITY OF NIAGARA FALLS**

ZONING REQUIREMENTS

ZONE NAME (NC-1043)

PROVISION	REQUIRED	PROVIDED
MINIMUM LOT FRONTAGE	30 METRES	128.93 METRES
MINIMUM FRONT YARD DEPTH	15 METRES	9.95 METRES
MINIMUM REAR YARD DEPTH	10 METRES	12 METRES
MINIMUM INTERIOR SIDE YARD		
WHERE THE SIDE LOT LINES ABUTS A RESIDENTIAL, INSTITUTIONAL OR OPEN SPACE ZONE	3 METRES	3 METRES
WHERE THE SIDE LOT LINES DOES NOT ABUT A RESIDENTIAL, INSTITUTIONAL OR OPEN SPACE ZONE	NONE REQUIRED	NONE REQUIRED
MINIMUM EXTERIOR YARD	12 METRES	N/A
MAXIMUM LOT COVERAGE	40%	25.40%
MAXIMUM HEIGHT	8 METRES	12.95 METRES
MAXIMUM FLOOR AREA	230 SQUARE METRES OF ANY USE	NOTED

PARKING AND LOADING

PROVISION	REQUIRED	PROVIDED
RETAIL 1 SPACE FOR EACH 25 SQ M	2881 20/25 sq m = 115 spaces	
OTHER USES 1 SPACE FOR EACH 40 SQ M	1378 92/40 sq m = 34 spaces	
BARRIER FREE SPACES	2	4
LOADING SPACES	2	4
TOTAL PARKING	150	124

GENERAL PROVISIONS

PROVISION	REQUIRED	PROVIDED

LAND USE SCHEDULE

AREA	Hc.	% COVERAGE
SHOPPING CENTRE/OFFICE	0.270	24%
PARKING	0.462	41%
LANDSCAPING	0.398	35%
TOTAL	1.130	100%

ISSUED FOR REVIEW	02-27-2024	J.S.
REVISION	DATE	INIT

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE: **SITE PLAN**

DRAFTING	C.A.
DATE	MARCH 5, 2024
PRINTED	MARCH 5, 2024
SCALE	1:250
DWG No.	22217-SP
REV	0