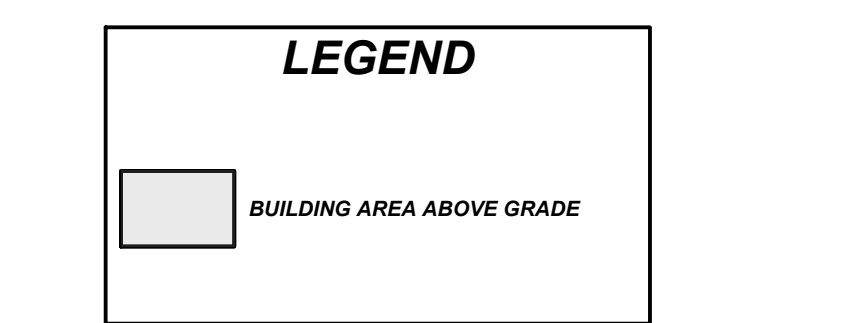


**LEGAL DESCRIPTION**  
 PART OF THE LANE AT THE REAR OF LOTS 145-148;  
 LOTS 144, 145, 146, 147  
 PART OF LOTS 142, 143, 148 and 149,  
 PLAN 294  
 GEOGRAPHIC TOWNSHIP OF STAMFORD  
 NOW IN THE CITY OF NIAGARA FALLS  
 REGIONAL MUNICIPALITY OF NIAGARA



**SITE STATISTICS - NORTH PARCEL**

AREA	m <sup>2</sup>	Ha.	% COVERAGE
BUILDING (EXCLUSIVE OF ROAD WIDENING)	1,825.09	0.182	84.99
LANDSCAPING	20.96	0.003	0.98
ROAD WIDENING	301.37	0.030	14.03
<b>TOTAL</b>	<b>2147.42</b>	<b>0.215</b>	<b>100.00</b>
DEVELOPABLE AREA (EXCLUDING ROAD WIDENING)			0.185 Ha.

**SITE STATISTICS - SOUTH PARCEL**

AREA	m <sup>2</sup>	Ha.	% COVERAGE
BUILDING (EXCLUSIVE OF ROAD WIDENING)	1208.70	0.121	81.07
LANDSCAPING	47.59	0.005	3.19
ROAD WIDENING	234.67	0.023	15.74
<b>TOTAL</b>	<b>1490.96</b>	<b>0.149</b>	<b>100.00</b>
DEVELOPABLE AREA (EXCLUDING ROAD WIDENING)			0.126 Ha.
<b>TOTAL SITE AREA</b>	<b>3638.38</b>	<b>0.364</b>	
<b>TOTAL DEVELOPABLE AREA</b>			<b>0.311 Ha.</b>

**ZONING MATRIX  
 SITE SPECIFIC TOURIST COMMERCIAL ZONE (TC-X)**

PROVISION	REQUIRED	PROVIDED
AS THE SUBJECT LANDS ARE COMPRISED OF LANDS UNDER PRIVATE AND MUNICIPAL OWNERSHIP, THE SUBJECT LANDS ARE TO BE CONSIDERED AS A "LOT" IN THEIR ENTIRETY FOR THE PURPOSE OF IMPLEMENTATION, CONSISTENT WITH THIS APPROACH, THE REQUIRED YARDS ARE DEFINED AS FOLLOWS: FRONT YARD - BENDER STREET REAR YARD - EASTERN LOT LINE INTERIOR SIDE YARD - NORTHERN / SOUTHERN LOT LINES		
MIN. LOT FRONTAGE (BENDER STREET)	6m	93.38m
MIN. FRONT YARD (BENDER STREET)	11.5m from centreline	11.83m
MIN. REAR YARD (EASTERN LOT LINE)	3.0m	0.49m
INTERIOR SIDE YARD	NOT REQUIRED	0m
MAX LOT COVERAGE	70%	97.43%
MAX BUILDING HEIGHT	12m, as measured from Palmer Ave	74.45m (PALMER)
PARKING AND ACCESS REQUIREMENTS	HOTEL - 1 space per every 1.25 rooms RESTAURANT (ancillary to hotel) - None RETAIL (ancillary to hotel) - None	402 ROOMS / 1.25 = 321.6 (321 REQUIRED) 330 SPACES PROVIDED (INCLUDES 12 SPACES/600)
LOADING AREA REQUIREMENTS	2 spaces plus 1 additional for each 9,300m <sup>2</sup> of floor area over the initial 9,300m <sup>2</sup> (7 required)	7 SPACES
MAX FLOOR AREA FOR EACH RETAIL STORE	400m <sup>2</sup>	133.72m <sup>2</sup>
MAX FLOOR AREA FOR ALL RETAIL STORES PER PROPERTY	3530m <sup>2</sup>	256.23m <sup>2</sup>

#	REVISION	DATE	INIT
0	SUBMITTED FOR OPA/ZBA	2024-02-20	M.K.

**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: KA/MK  
 DESIGN: C.R.  
 CHECKED BY: M.C.  
 APPROVED BY: —

**GREAT LAKES ENTERTAINMENT CANADA LTD**

**BENDER STREET ATTRACTION  
 CITY OF NIAGARA FALLS  
 PRELIMINARY SITE PLAN**

CONSULTANT FILE No. 1901  
 DATE: 2019-11-12  
 PRINTED: 2024-02-20  
 SCALE: 1:300 m  
 REF No.  
 DWG No. **1901-SP** REV **0**