

**KEY PLAN**  
N.T.S.

**LEGAL DESCRIPTION**

PART OF PART 2, ALL OF PART 3, PLAN 59R-13448  
STAMFORD TOWNSHIP LOT 141  
CITY OF NIAGARA FALLS  
REGIONAL MUNICIPALITY OF NIAGARA

**LEGEND**

- WV# EX WATER VALVE
- HYD# EX HYDRANT
- CB# EX CATCHBASIN
- MH# EX MANHOLE
- HP# EX HYDRO POLE
- SB# SHORT IRON BAR
- LS# EX LIGHT STANDARD
- LS# PROPOSED LIGHT STANDARD
- ACC# PROPOSED WALL MOUNTED LIGHT
- DOOR# PROPOSED DOOR
- EXIT# PROPOSED FIRE EXIT
- FRS# PROPOSED FIRE ROUTE SIGN
- FRS# 6.0m WIDE FIRE ROUTE
- ACC# ACCESSIBLE PARKING SIGN
- EX# EXISTING CHAIN LINK FENCE
- PRO# PROPOSED CHAIN LINK FENCE

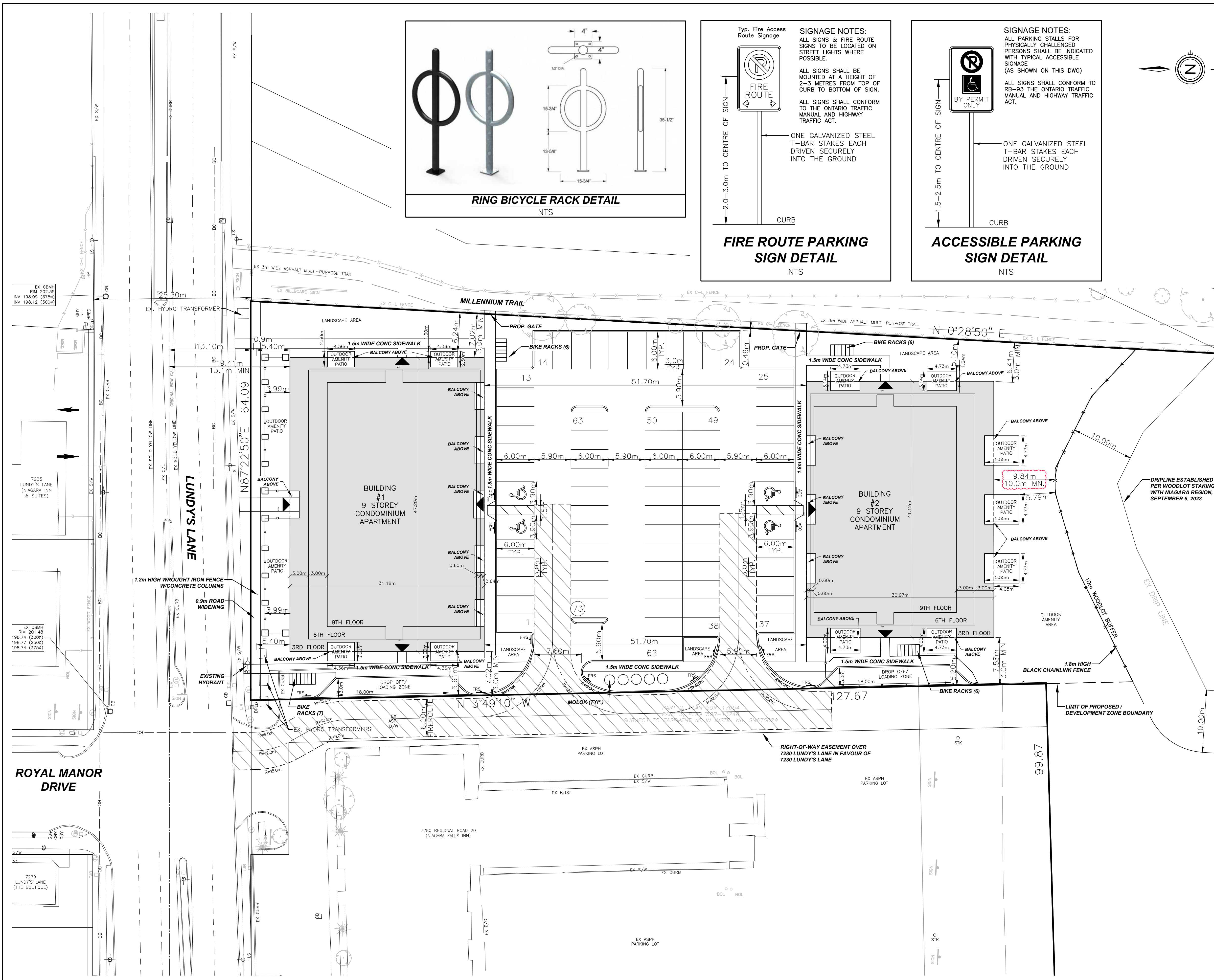
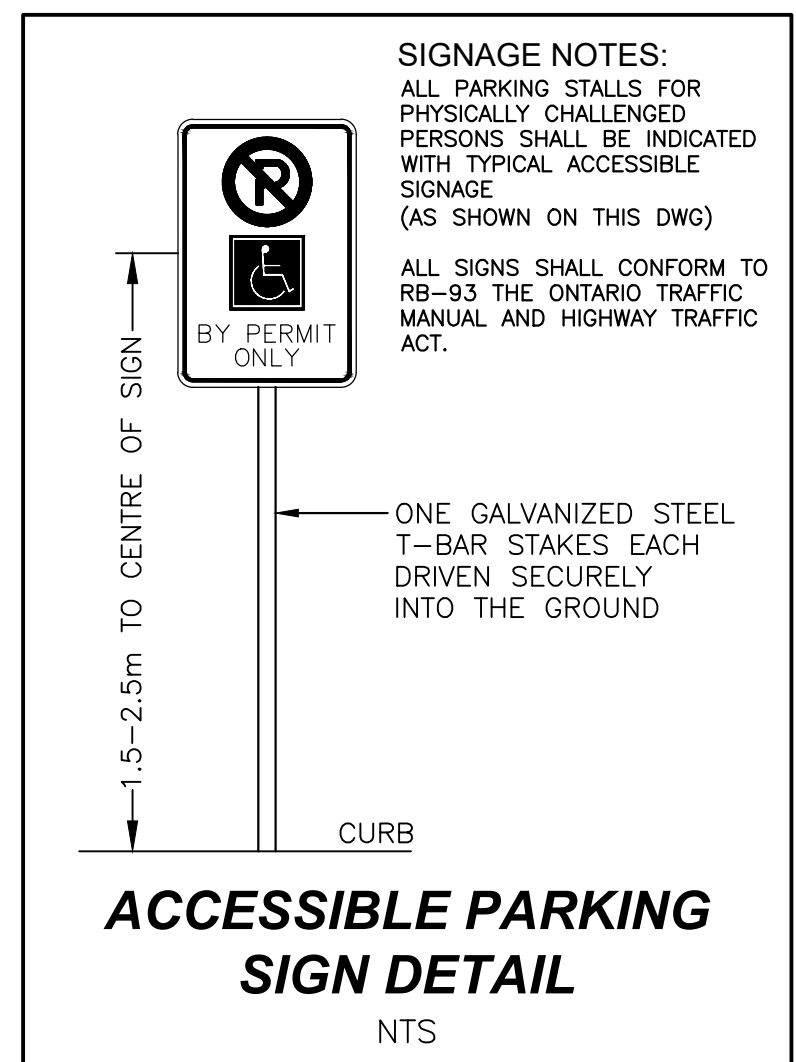
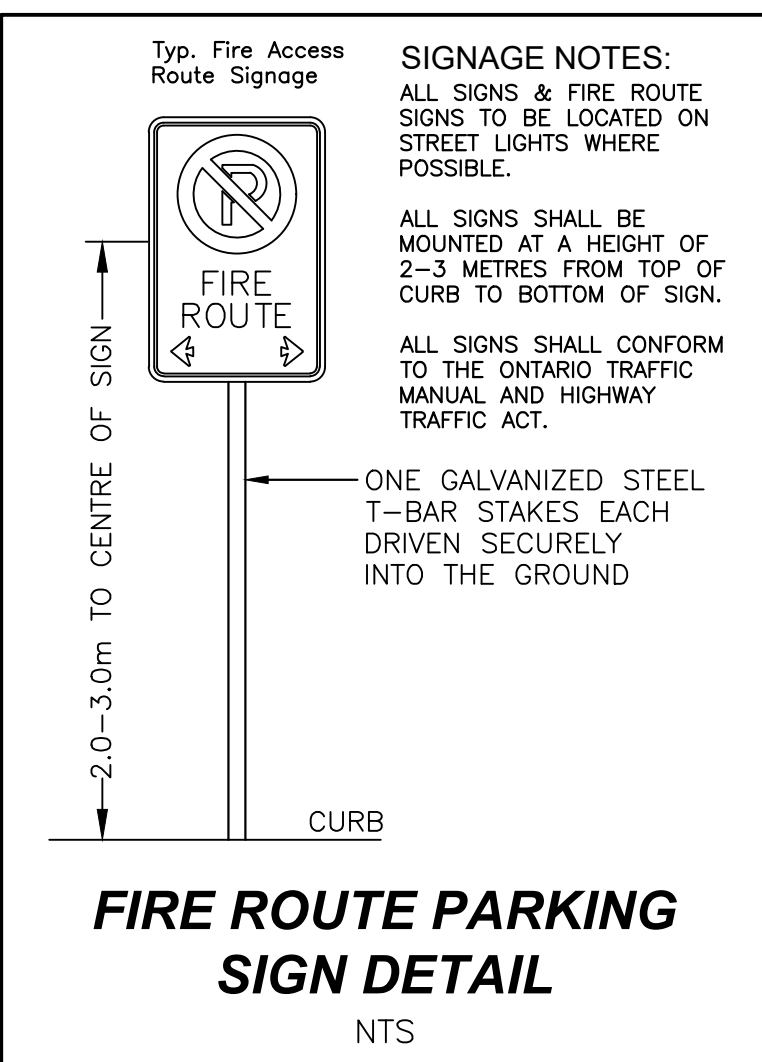
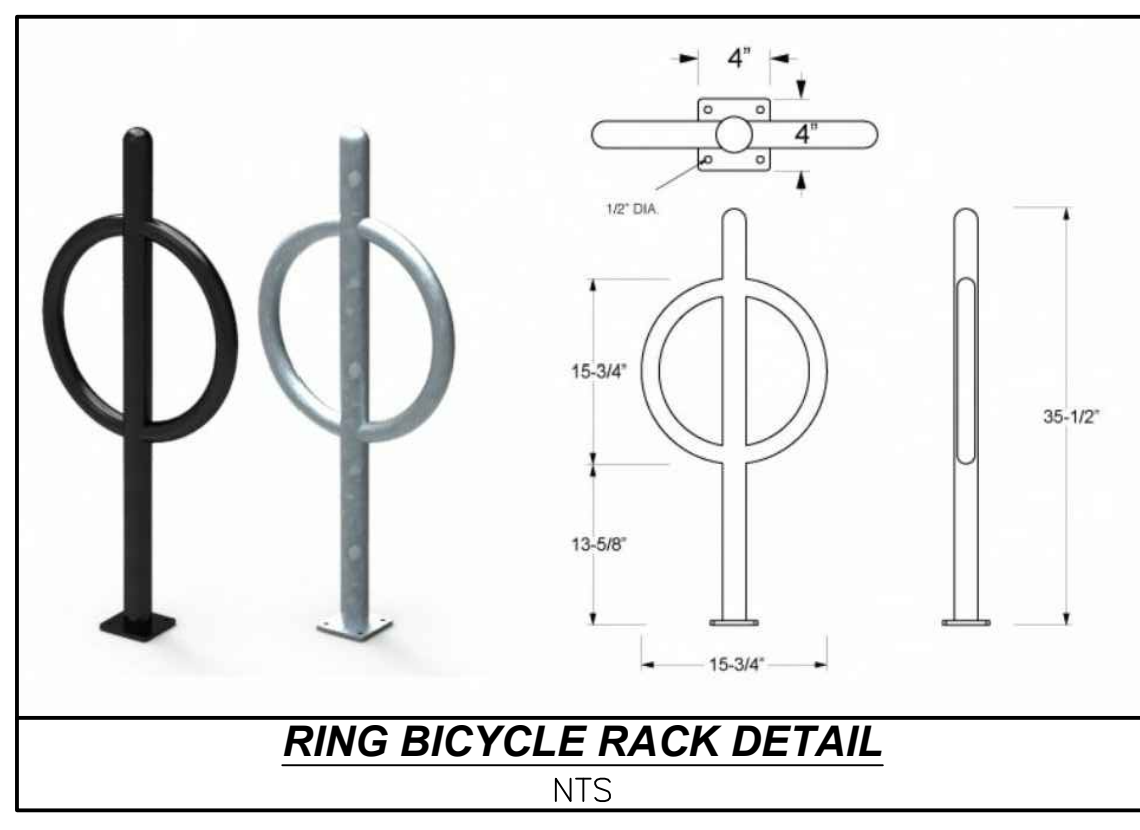
**ZONING MATRIX**

PROVISION	REQUIRED	PROVIDED
MIN LOT FRONTAGE	6.0m	64.09m
MIN FRONT YARD DEPTH	13.1m FROM R.O.W CENTERLINE OF ORIGINAL ROAD ALLOWANCE	19.41m
MIN REAR YARD DEPTH (1) WHERE ANY PART OF THE BUILDING IS USED FOR RESIDENTIAL PURPOSES	10.0m	9.84m
MIN INTERIOR SIDE YARD (2) WHERE ABUTS A RESIDENTIAL, INSTITUTIONAL OR OPEN SPACE ZONE	3.0m	6.41m
MIN EXTERIOR SIDE YARD	IN ACCORDANCE WITH 4.27.1, WHERE APPLICABLE	N/A
MAX LOT COVERAGE	70%	32.65%
MAX BUILDING HEIGHT	12.0m	29m
<b>PARKING STATISTICS</b>		
1.4 SPACE PER EACH DWELLING UNIT	50 UNITS x 1.4 = 70 SPACES REQUIRED	73 SPACES
FLOOR AREA OVER 9,300m <sup>2</sup> ; 2 SPACES REQUIRED PLUS 1 ADDITIONAL LOADING SPACE FOR EACH 9,300m <sup>2</sup> OF FLOOR AREA OVER INITIAL 9,300m <sup>2</sup>	TOTAL FLOOR AREA = 10,634.39m <sup>2</sup> 2 SPACES REQUIRED	4 SPACES
BARRIER FREE PARKING (13-100 SPACES)	4% OF THE TOTAL NUMBER OF PARKING SPACES (73 x 0.04 = 2.92) 3 SPACES REQUIRED	4 SPACES
BICYCLE PARKING	0.5 SPACES PER DWELLING UNIT (0.5 x 50 = 25) + 6 SHORT-TERM SPACES PER APARTMENT DWELLING (6 x 2 = 12)	37 SPACES (25 outdoor + 12 indoor)

**LAND USE SCHEDULE**

AREA	ha	% COVERAGE
BUILDING	0.257	(32.65%)
ROADWAY/PARKING	0.259	(32.92%)
LANDSCAPE	0.271	(34.43%)
SUBTOTAL FOR ZONING	0.787	9.31
ROAD WIDENING	0.006	0.07
ADDITIONAL LANDS OF OWNER	7.654	90.62
TOTAL	8.446	100.00

50 UNITS  
DEVELOPABLE AREA = 0.787 ha. (EXCLUDES ROAD WIDENING & ADDITIONAL LANDS)  
DEVELOPABLE DENSITY = 63.53u/ha



- NOTES:**
- 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.
  - PRIORITARY 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.
  - ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING	M.K
DESIGN	M.K
CHECKED BY	W.H
APPROVED BY	W.H

OWNER  
**1992336 ONTARIO LIMITED**  
5881 DUNN STREET  
NIAGARA FALLS, ON  
L2G 2N9

**7230 LUNDY'S LANE**  
CITY OF NIAGARA FALLS  
**SITE PLAN**

CONSULTANT FILE No.	2019
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