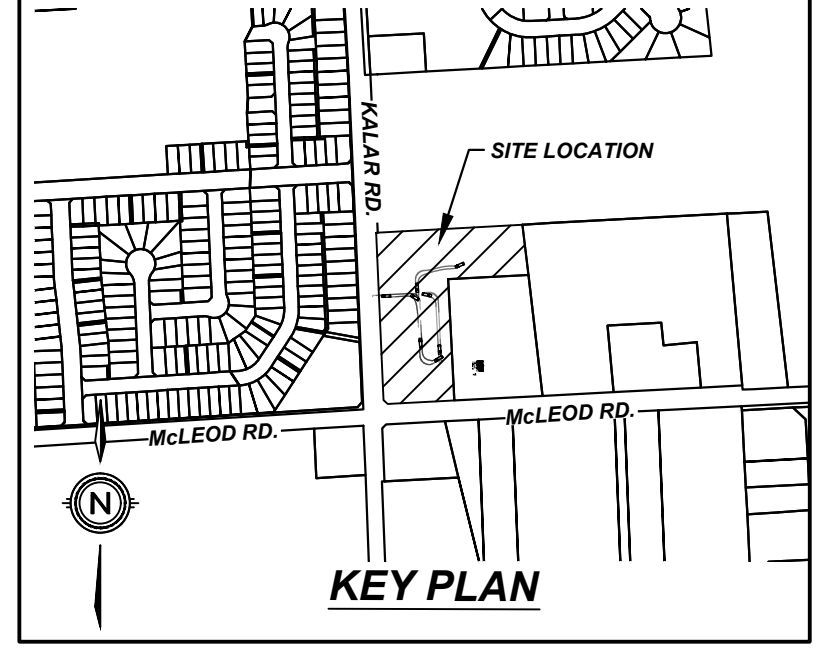
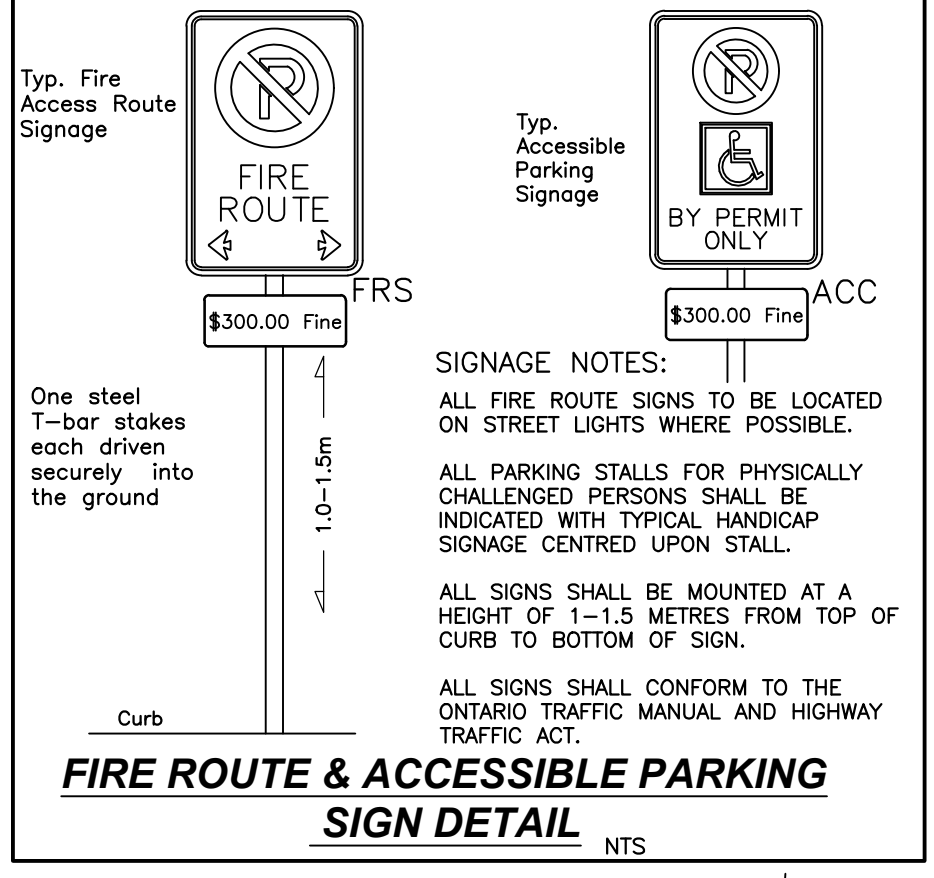


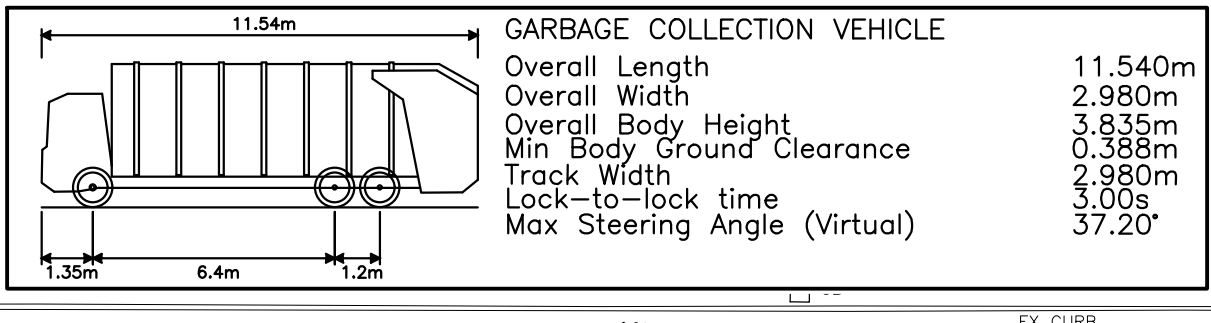
RESIDENTIAL APARTMENT SF DENSITY ZONE		
PROVISION	REQUIRED	PROVIDED
Minimum Lot Area	48 sq. m. for each dwelling unit (23,376 metres square)	48,284 sq. m
Minimum Lot Frontage	45 metres	74.12m
Minimum Front Yard Depth	5.25 metres plus 16.17 metres from the original centreline of McLeod Road (south Building)	25.45 m
Minimum Rear Yard Depth	9.11 metres (North Building)	9.11 m
Minimum Interior Side Yard Width	14.55 m	14.55 m
Minimum Exterior Side Yard Width	8.87 metres plus 12.11 metres from the original centreline of Kalar Road (North Building) 7.14 metres plus 12.17 metres from the original centreline of Kalar Road (South Building)	26.51 m 25.91 m
Maximum Lot Coverage	30%	22.50%
Maximum Height of a Building or Structure	53 metres or 13 storeys	50.3m
Number of Apartment Dwellings on One Lot	2	2
Minimum Landscaped Open Space	33% (excl. EPA Area)	33.21%
Minimum Amenity Space for an Apartment Dwelling Unit	20sq. m. per dwelling unit	n/a
PARKING		
PROVISION	REQUIRED	PROVIDED
Minimum Parking Requirement	1.25 spaces per dwelling unit (487 units = 609 spaces)	611 spaces
Minimum Width of Maneuvering Aisle	6.0 metres	6.9m
YARD (4.14)		
PROVISION	REQUIRED	PROVIDED
Projection of balconies in a required yard	1.8 metres into a required front or rear yard (Front Yard = 3.45m MIN (Rear Yard = 7.31m MIN) 0.45 metres into a required side yard (Exterior Side Yard = 8.42m MIN BLDG A) (Side Yard = 14.10m MIN)	5.27m 9.13m 7.27m 7.43m 12.91m

LEGEND	
WV	EX WATER VALVE
HYD	EX HYDRANT
CB	EX CATCHBASIN
MH	EX MANHOLE
HP	EX HYDRO POLE
SIB	SHORT IRON BAR
LS	EX LIGHT STANDARD
LS	PROPOSED LIGHT STANDARD
FRS	PROPOSED FIRE ROUTE SIGN
FRS	PROPOSED C.I. FIRE ROUTE
FRS	PROPOSED WOOD PRIVACY FENCE
ACC	PROPOSED ACCESSIBLE PARKING SIGN
▽	PRIVATE ENTRANCE
▽	LOADING ENTRANCE
▽	PRINCIPAL ENTRANCE
+	STOP SIGN



LEGAL DESCRIPTION

PLAN OF SURVEY OF
PART OF TOWNSHIP LOT 170 STAMFORD
 CITY OF NIAGARA FALLS
 (FORMERLY TOWNSHIP OF STAMFORD)
 REGIONAL MUNICIPALITY OF NIAGARA
 (FORMERLY COUNTY OF LINCOLN)
PLAN 53R-17155

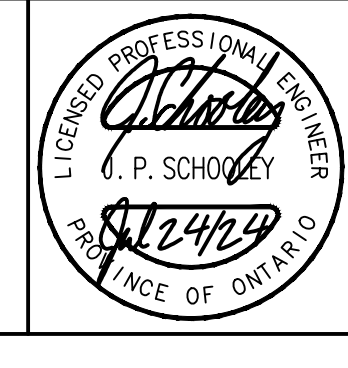


#	REVISION	DATE	INIT
2	REVISED PER COMMENTS	2024-07-24	M.C.
1	ISSUED FOR SITEPLAN SUBMISSION	2024-04-10	M.C.
0	ISSUED FOR REVIEW	2024-02-27	M.C.

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.
- 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.
- ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING	M.C.
DESIGN	J.S.
CHECKED BY	K.T.
APPROVED BY	



BENCHMARK:

BENCHMARK 1
 TOP OF HYDRANT AT THE INTERSECTION OF KALAR ROAD AND MCLEOD ROAD ON NORTHEAST SIDE OF KALAR ROAD
 ELEV: 183.55m

BENCHMARK 2
 TOP OF HYDRANT ON KALAR ROAD NORTHEAST SIDE
 ELEV: 183.46m

KALAR & MCLEOD APARTMENTS		CONSULTANT FILE No. 20137
NIAGARA FALLS		DATE 2024-07-24
SITE PLAN + TRUCK MOVEMENT PLAN		PRINTED 2024-07-31
		SCALE 1:3000 m
		REF No. #
		DWG No. 20137-SP+TMP
		REV 2