

| ZONING MATRIX | | |
|-------------------------------|---|-------------------------------------|
| PROVISION | ZONING (R4) | PROVIDED |
| MIN. LOT FRONTAGE | 30m for townhouse dwelling containing more than 4 units, 24m for townhouse dwelling containing 4 units or less on an interior lot, 25.5m for townhouse dwelling containing 4 units or less on a corner lot. | 41.72m |
| MIN. LOT AREA | 250m ² per dwelling unit | 359m ² /DWELLING UNIT |
| MIN. FRONT YARD | 6m plus any applicable distance specified in section 4.27.1 | 4.5m |
| MIN. INTERIOR SIDE YARD | one-half the height of the building | 5.0m |
| MIN. EXTERIOR SIDE YARD | 4.5m plus any applicable distance specified in section 4.27.1 | N/A |
| MIN. REAR YARD | 7.5m plus any applicable distance specified in section 4.27.1 | 35.63m |
| MAX. BUILDING HEIGHT | 10m (32.81ft) subject to section 4.27 | 10m |
| MAX. LOT COVERAGE | 35% | 21.27% |
| MINIMUM LANDSCAPED OPEN SPACE | 45m ² per dwelling unit | 150m ² per dwelling unit |

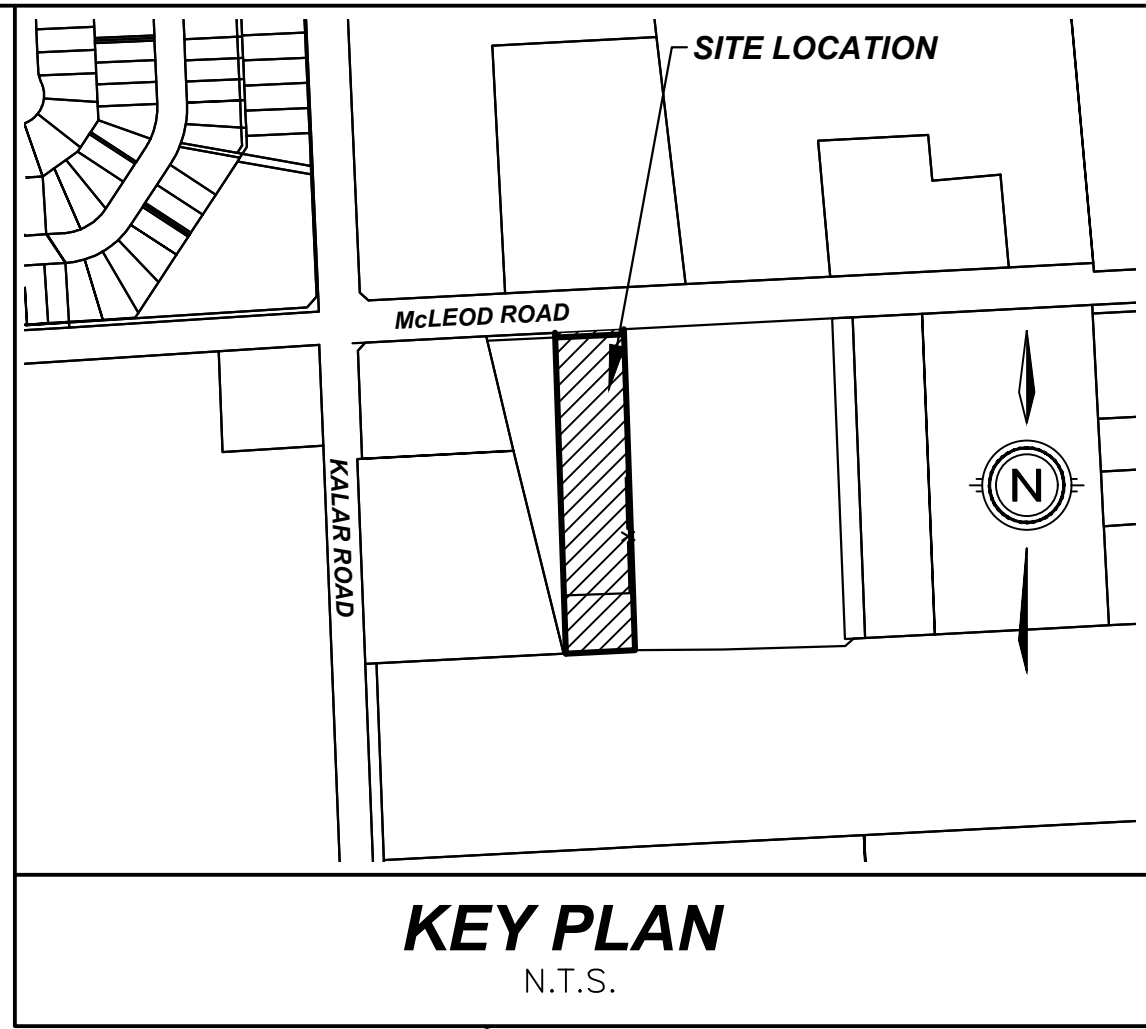
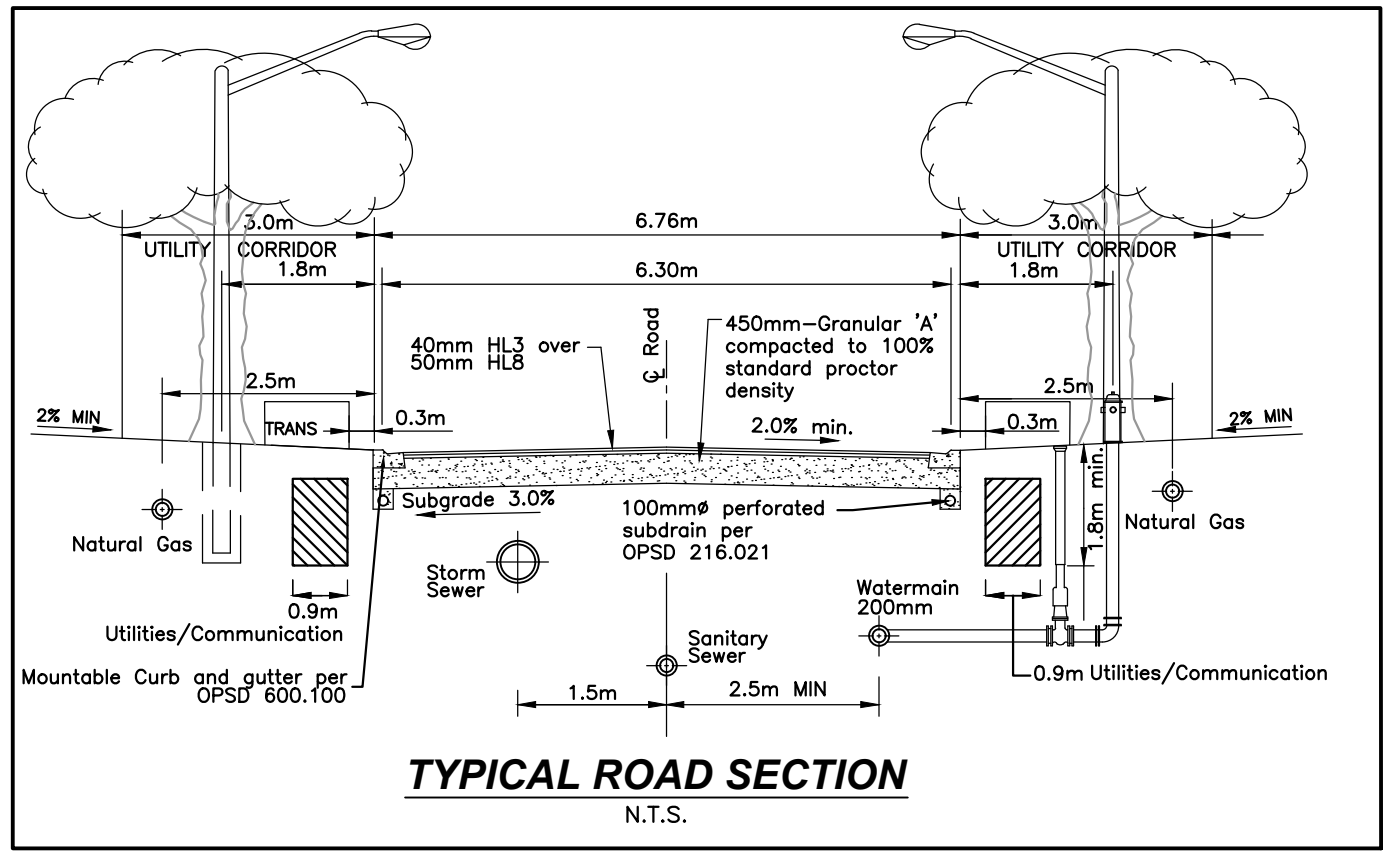
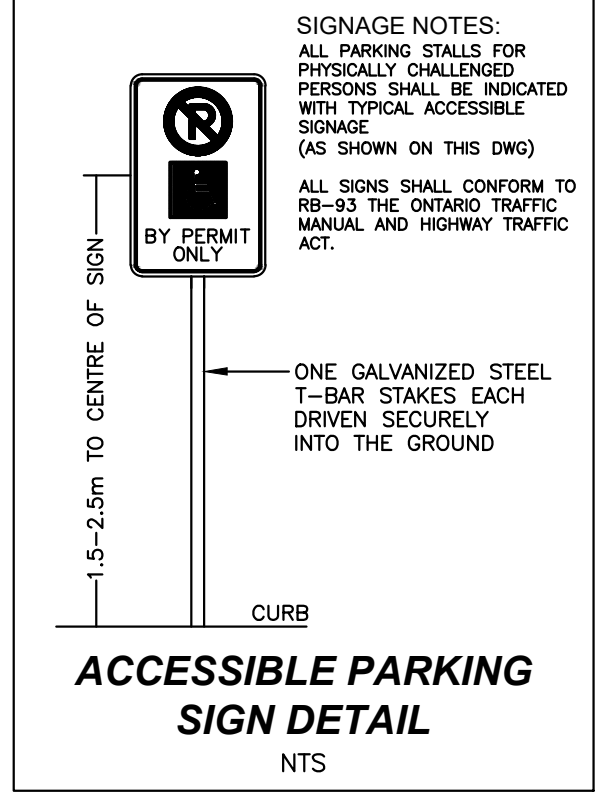
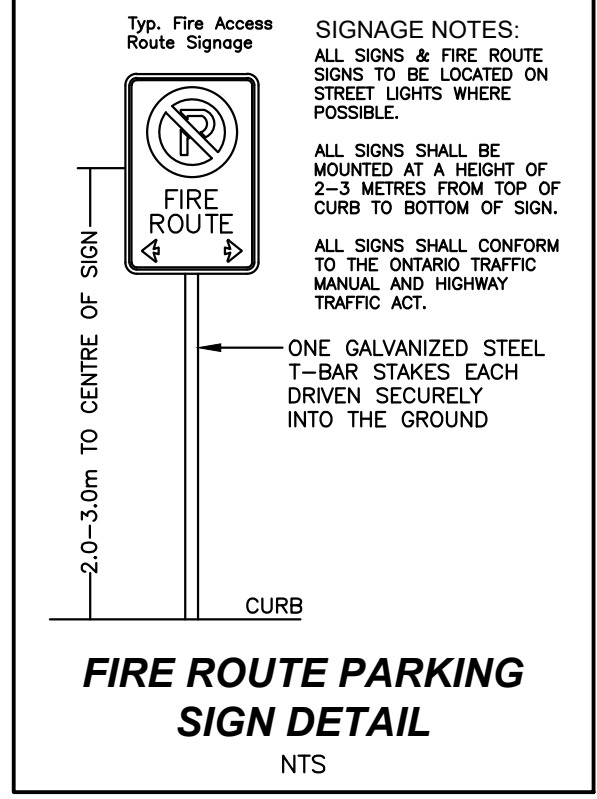
LAND USE SCHEDULE

| LAND USE | LOT/BLOCK | # OF UNITS | AREA(ha) | AREA(%) |
|------------------------------------|-----------|------------|--------------|---------------|
| TOWNHOUSES/ACCESSORY DWELLING UNIT | | 18 | 0.172 | 21.27 |
| PARKING LOT AND ROAD | | | 0.173 | 21.39 |
| DRIVEWAY | | | 0.03 | 3.72 |
| EPA LANDS | | | 0.15 | 3.72 |
| LANDSCAPE | | | 0.27 | 51.93 |
| 3.0m ROAD WIDENING | | | 0.012 | 1.48 |
| TOTAL | | 18 | 0.809 | 100.00 |

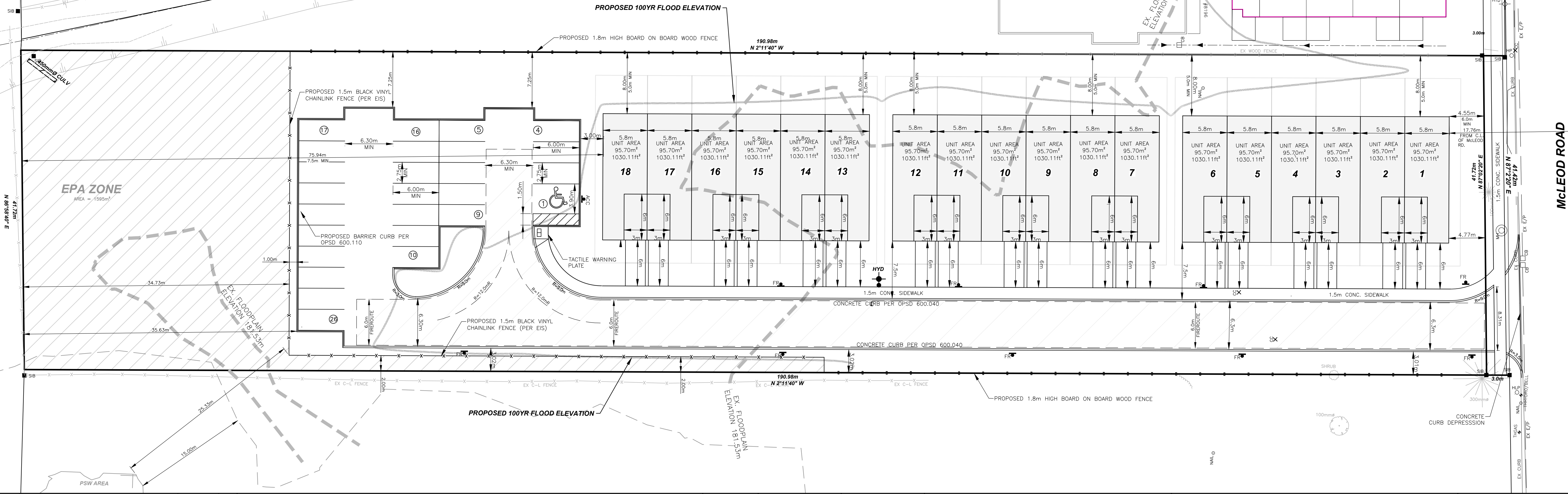
DEVELOPABLE AREA = 0.647ha
 EPA AREA (NON DEVELOPABLE) = 0.15ha
 DEVELOPABLE DENSITY = 27.82 units/ha (NOT INCLUDING ACCESSORY DWELLING UNIT)

PARKING REQUIREMENTS:

1.4 SPACE PER TOWNHOUSE UNIT = 25 SPACES REQUIRED
 1.0 SPACE PER ACCESSORY DWELLING UNIT = 18
 TOTAL PARKING SPACES REQUIRED 43 SPACES
 TOTAL PARKING SPACES PROVIDED 44



LEGAL DESCRIPTION
 PART OF TOWNSHIP LOT 179
 GEOGRAPHIC TOWNSHIP OF STAMFORD
 NOW IN THE
 CITY OF NIAGARA FALLS
 REGIONAL MUNICIPALITY OF NIAGARA



| REVISION | DATE | INIT |
|----------|------------|------|
| 2 | 2024-05-13 | Z.C. |
| 1 | 2024-02-20 | M.C. |
| # | | |

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.

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|-------------|------|
| DRAFTING | M.C. |
| DESIGN | A.K. |
| CHECKED BY | J.S. |
| APPROVED BY | |

LOTUS LAND DEVELOPMENT CORP.
 95 TYCOOS DRIVE
 TORONTO ON
 M6B 1W3

UPPER CANADA CONSULTANTS
 ENGINEERS / PLANNERS

| | | |
|------------------------------|--|--------------------------|
| 8168 MCLEOD ROAD | | CONSULTANT FILE No. 2232 |
| CITY OF NIAGARA FALLS | | DATE 2024-08-12 |
| PRELIMINARY SITE PLAN | | PRINTED 2024-08-12 |
| | | SCALE 1:250 m |
| | | REF No. |
| | | DWG No. 2232-SP |
| | | REV |