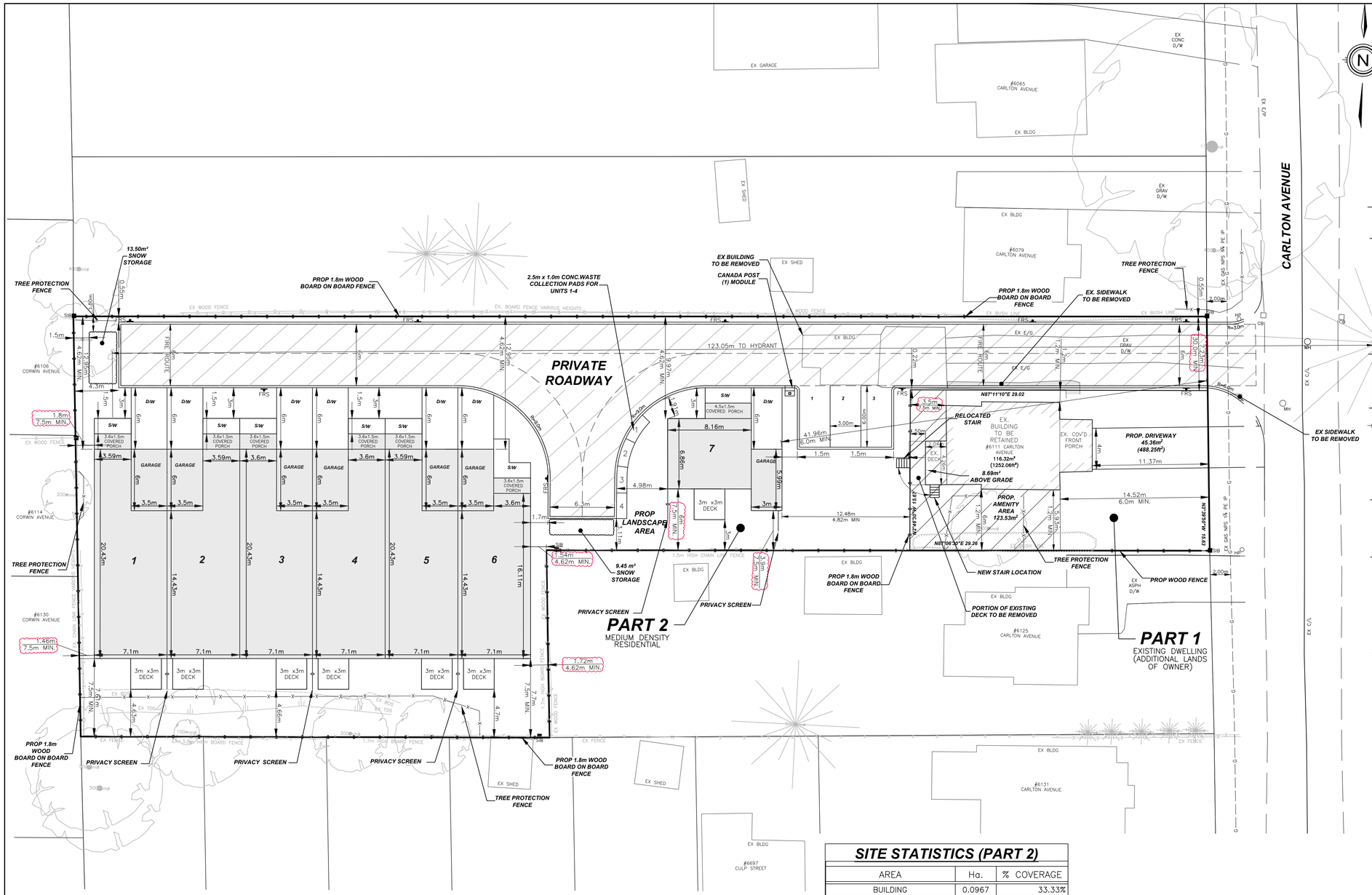
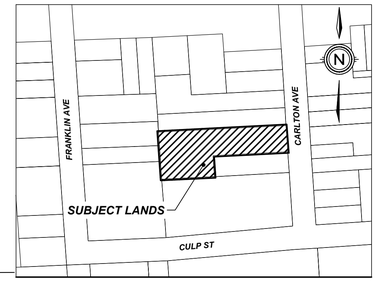




KEY PLAN NTS.

ZONING MATRIX
RESIDENTIAL 1E DENSITY ZONE (R1E)

PROVISION	PART 1 (RETAINED)	PROVIDED
(a) Minimum lot area (Overall)	370m²	456.21m²
(b) Minimum lot frontage	12 metres	15.63m
(c) Minimum front yard depth 93–284	6m plus any applicable distance specified in section 4.27.1	14.52m
(d) Minimum rear yard depth	7.5 metres (24.61 ft.) plus any applicable distance specified in section 4.27.1	3.50m
(e) Minimum interior side yard width 2011–136	1.2 metres (3.9 ft.) 2.4m (7.9ft.) for one side yard (section 5.1)	1.20m (as existing) 5.93m
(f) Minimum exterior side yard width	4.5 metres (14.8 ft.) plus any applicable distance specified in section 4.27.1	N/A
(g) Maximum lot coverage	45%	25.50%
(h) Maximum height of building or structure	10 metres (32.81 ft.) subject to section 4.7	2 Storeys (as existing)
(j) Maximum number of detached dwellings on one lot	1 only	1 unit
(k) Parking and access requirements (4.19.3 Maximum driveway width in a front yard)	60% of the lot frontage but in no case more than 9 metres	4m (25.56%)
(l) Accessory buildings and accessory structures	In accordance with sections 4.13 and 4.14	
4.13 ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES		
g) In a R1A, R1B, R1C, R1D, R1E, R1F, R2 or R3 zone, the total lot coverage of all accessory buildings and accessory structures on a lot shall not exceed 15% of the lot area or 93 square metres, whichever is lesser, and in no case shall the total lot coverage of all buildings and structures exceed the maximum lot coverage regulation of the specific zone. (2008–148)		5.70% (25.99m²)
(m) Minimum landscaped open space (2008–148)	30% of the lot area	65.90%
4.14 Yards:		
(d) subject to Section 4.27.1, a roofed–over one storey porch may project into a required front yard, rear yard, or privacy yard of a block townhouse dwelling unit a distance of not more than 2.5 metres provided		2.04m (Single detached dwelling)

ZONING MATRIX
RESIDENTIAL LOW DENSITY, GROUPED MULTIPLE DWELLINGS ZONE (R4)

PROVISION	PART 2 (SEVERED)	PROVIDED
PERMITTED USES	A townhouse dwelling containing not more than 8 units	6 unit townhouse dwelling, 1 detached dwelling
(a) Minimum lot area i) for a townhouse dwelling	2000m² (250m² per unit)	2901.46m² 414.49m² per Unit
(b) Minimum lot frontage	30m	7.23m
(c) Minimum front yard depth	6m	41.96m
(d) Minimum rear yard depth	7.5m	1.46m
(e) Minimum interior side yard	one half the building height (4.62m)	1.54m
(g) Maximum lot coverage	35%	33.33%
(h) Maximum height of building or structure	10 metres (32.81 ft.)	Townhouse dwelling: 9.25m Detached dwelling: 9.65m
(j) Number of dwellings on one lot	subject to compliance with section 7.9.3 more than one dwelling is permitted on one lot	1 block townhouse dwelling and 1 detached dwelling
(k) Parking and access requirements	(4.19.1) 1.4 parking spaces for each townhouse dwelling unit & 1 parking space for detached dwelling unit (10 parking spaces)	1.4 parking space per townhouse dwelling unit
l) Accessory buildings and accessory structures	In accordance with sections 4.13 and 4.14	N/A
(m) Minimum landscaped open space	45m² for each dwelling unit	133.72m²
(n) Minimum privacy yard depth for each townhouse dwelling unit, as measured from the exterior rear wall of every dwelling unit (2008–148)	7.5m	6.00m to dwelling 3.90m to garage
(o) Minimum amenity space for an apartment dwelling unit	In accordance with section 4.44 4.44.1 Within the R4, R5A, R5B, R5C, R5D, R5E and R5F zones a minimum amenity area of 20 square metres per dwelling unit shall be provided.)	N/A
4.14 Yards:		
(h) A deck may project into a privacy yard of a block townhouse dwelling unit a distance of not more than 4 metres and in no event, and subject to said Section 4.27.1, shall any part of such deck be closer than 1.5 metres from any street line and closer to the interior and exterior side lot lines than the minimum interior side yard and exterior side yard widths of the specific zone.		A deck may project a distance of not more than 4.0 metres into a required privacy yard of a block townhouse and detached dwelling, and be no closer to the interior lot line than 3.0 metres for detached dwelling, and 4.6 metres for townhouse dwelling

SITE STATISTICS (PART 2)

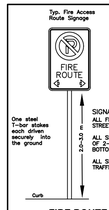
AREA	Ha.	% COVERAGE
BUILDING	0.0967	33.33%
ROAD/DRIVEWAY/PARKING	0.0998	34.40%
LANDSCAPING	0.0936	32.26%
TOTAL	0.290	100.00
UNITS		7
DEVELOPABLE AREA		0.290Ha.
DENSITY (UNITS/DEVELOPABLE AREA)		24.14u/Ha.
MIN. PARKING REQUIRED:		1.40 PER TOWNHOUSE UNIT 1 PER DETACHED DWELLING UNIT = 10 PARKING SPACES
PARKING SPACES PROVIDED TOTAL:		10 DRIVEWAY = 7 VISITOR = 3

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE–DETACHED DWELLING	PART 1	1	0.045	13.43
TOWNHOUSE DWELLING	PART 2	6	0.290	86.57
SINGLE–DETACHED DWELLING	PART 2	1		
TOTAL		8	0.335	100%

DEVELOPABLE AREA = 0.335ha
DEVELOPABLE DENSITY = 23.88 units/ha

Typ. Fire Access Route Signage



SIGNAGE NOTES:
ALL FIRE ROUTE SIGNS TO BE LOCATED ON STREET LIGHTS WHERE POSSIBLE.
ALL SIGNS SHALL BE MOUNTED AT A HEIGHT OF 2–3 METRES FROM TOP OF CURB TO BOTTOM OF SIGN.
ALL SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.

FIRE ROUTE SIGN DETAIL
NTS

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
- PROPOSED C.L FIRE ROUTE
- PROPOSED WOOD PRIVACY FENCE
- ACC — ACCESSIBLE PARKING SIGN

#	REVISION	DATE	INIT
1	REVIEWED FOR CITY COMMENTS	2025–04–28	AM
0	ISSUED FOR APPLICATION	2024–05–31	NA

NOTES:
1. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, 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: AM
DESIGN: WH
CHECKED BY: WH
APPROVED BY: WH

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

OWNER:
CURTIS BYRD & TANYA BYRD

6111 CARLTON AVENUE
NIAGARA FALLS
SITE PLAN

CONSULTANT FILE No. 2293
DATE 2025–05–06
PRINTED 2025–05–06
SCALE 1:200
REF No.
DWG No. 2293-SP
REV 0

DRAWING FILE: F:\2293\Planning\2293_SITEPLAN.dwg PLOTTED: May 06, 2025 – 3:34pm PLOTTED BY: alma