

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

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: JO
DESIGN: WH
CHECKED BY: WH
APPROVED BY: WH

SITE STATISTICS (PART 2)

AREA	Ha.	% COVERAGE
BUILDING	0.1048	36.13%
ROAD/DRIVEWAY/PARKING	0.0960	33.09%
LANDSCAPING	0.0895	30.85%
TOTAL	0.290	100.00

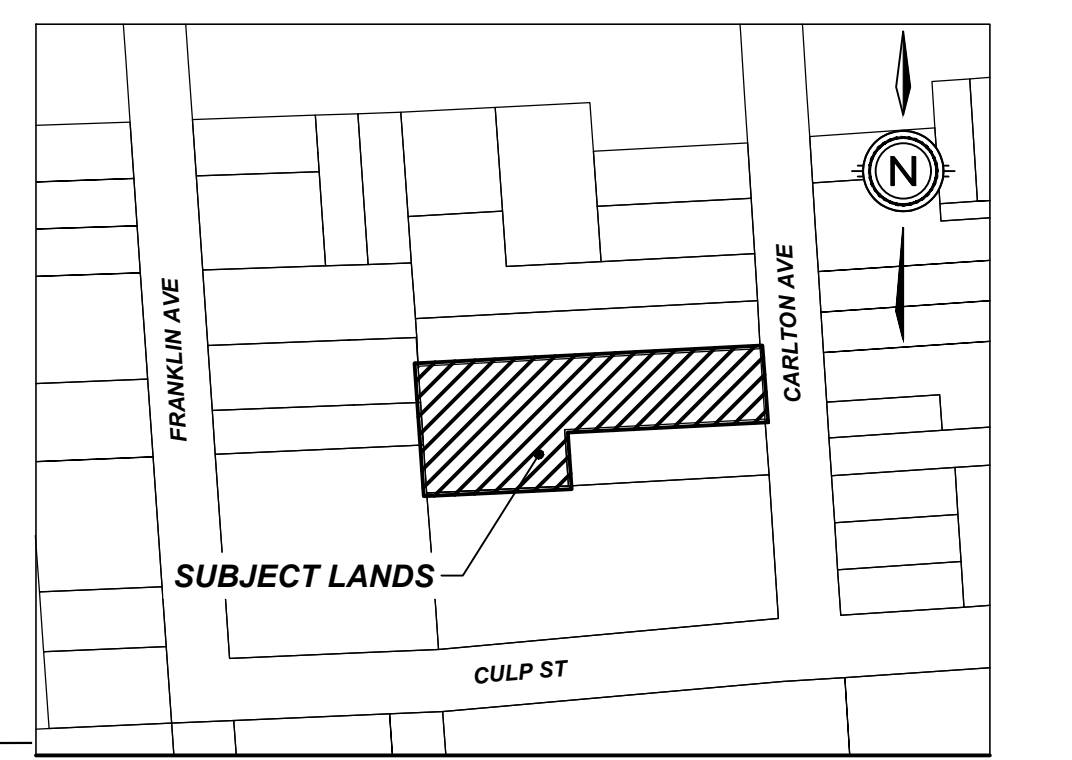
UNITS	8
DEVELOPABLE AREA	0.290Ha.
DENSITY (UNITS/DEVELOPABLE AREA)	27.59u/Ha.
MIN. PARKING REQUIRED:	1.4 PER TOWNHOUSE UNIT 1 PER SEMI-DETACHED UNIT = 11 PARKING SPACES
PARKING SPACES PROVIDED TOTAL:	8

DRIVEWAY = 8
VISITOR = 0

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
SINGLE-DETACHED DWELLING	PART 1	1	0.045	13.43
	PART 2	6	0.290	86.57
SEMI-DETACHED DWELLING	PART 2	2		
TOTAL		9	0.335	100%

DEVELOPABLE AREA = 0.335ha
DEVELOPABLE DENSITY = 26.87 units/ha



ZONING MATRIX
RESIDENTIAL 1E DENSITY ZONE (R1E)

PROVISION	PART 1 (RETAINED)	PROVIDED
(a) Minimum lot area (Overall)	370m ²	456.21m ²
(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 with 2011-135	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	

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 2 unit semi-detached dwelling
(a) Minimum lot area	2000m ² (250m ² per unit)	2901.46m ²
(i) for a townhouse dwelling		362.68m ² per Unit
(b) Minimum lot frontage	30m	7.23m
(c) Minimum front yard depth	6m	30.36m
(d) Minimum rear yard depth	7.5m	1.46m
(e) Minimum interior side yard	one half the building height (4.62m)	1.20m
(g) Maximum lot coverage	35%	36.13%
(h) Maximum height of building or structure	10 metres (32.81 ft.)	9.24m
(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 semi-detached dwelling
(k) Parking and access requirements	(4.19.1) 1.4 parking spaces for each townhouse dwelling unit & 1 parking space for each semi-detached dwelling unit (11 parking spaces)	1 parking space per unit
(l) Accessory buildings and accessory structures	In accordance with sections 4.13 and 4.14	N/A
(m) Minimum landscaped open space	45m ² for each dwelling unit for each unit	111.87m ²
(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

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

PROVISION	PART 2 (SEVERED)	PROVIDED
(a) 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
(h) 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.	4.14 Yards:	3m

6111 CARLTON AVENUE
NIAGARA FALLS

SITE PLAN

OWNER: CURTIS BYRD & TANYA BYRD

CONSULTANT FILE No. 2293
DATE: 2024-08-28
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