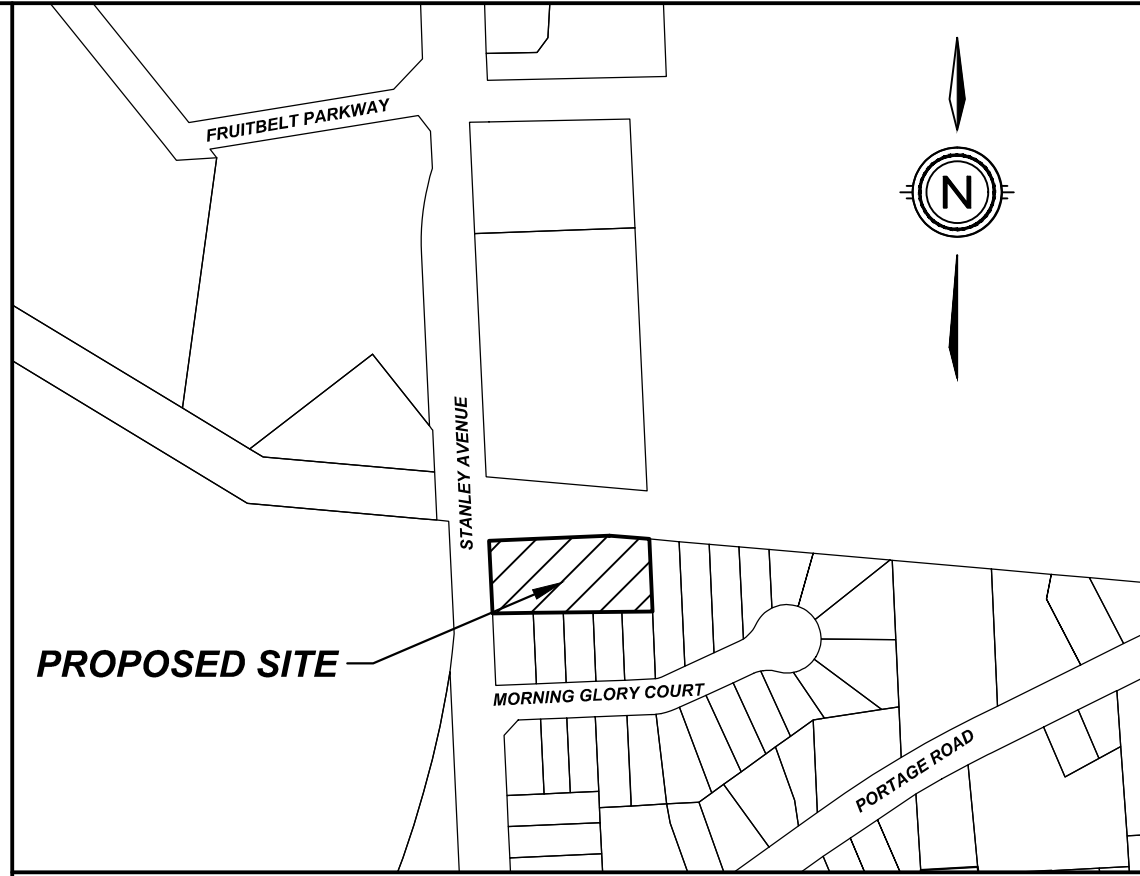
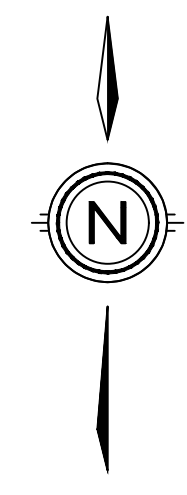


NEWCASTLE STANLEY

CITY OF NIAGARA FALLS



KEY PLAN
N.T.S.

SITE PLAN

LEGAL DESCRIPTION

PART OF TOWNSHIP LOT 18
GEOGRAPHIC TOWNSHIP OF STAMFORD
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

ZONING REQUIREMENTS

RESIDENTIAL APARTMENT 5D DENSITY ZONE (R5D)		
PROVISION	REQUIRED	PROVIDED
MIN. LOT AREA	80m ² for each dwelling unit	89.86m ² per dwelling unit
MIN. LOT FRONTAGE	30m	21.18m
MIN. FRONT YARD DEPTH	7.5m	N/A
MIN. REAR YARD DEPTH	one-half the height of the building (5.79m)	3.14m
MIN. INTERIOR SIDE YARD WIDTH	one-half the height of the building (5.79m)	3.03m
MIN. EXTERIOR SIDE YARD WIDTH	7.5m	N/A
MAX. LOT COVERAGE	30%	15.94%
MAX. BUILDING HEIGHT	22.0m	11.58m
MIN. LANDSCAPE OPEN SPACE	45%	36.05%
MIN. AMENITY SPACE	20m ² per dwelling	20.45m ²

PARKING REQUIREMENTS		
PROVISION	REQUIRED	PROVIDED
BARRIER FREE	2	2
PARKING	1.4 parking spaces for each dwelling unit = 40	36 spaces total

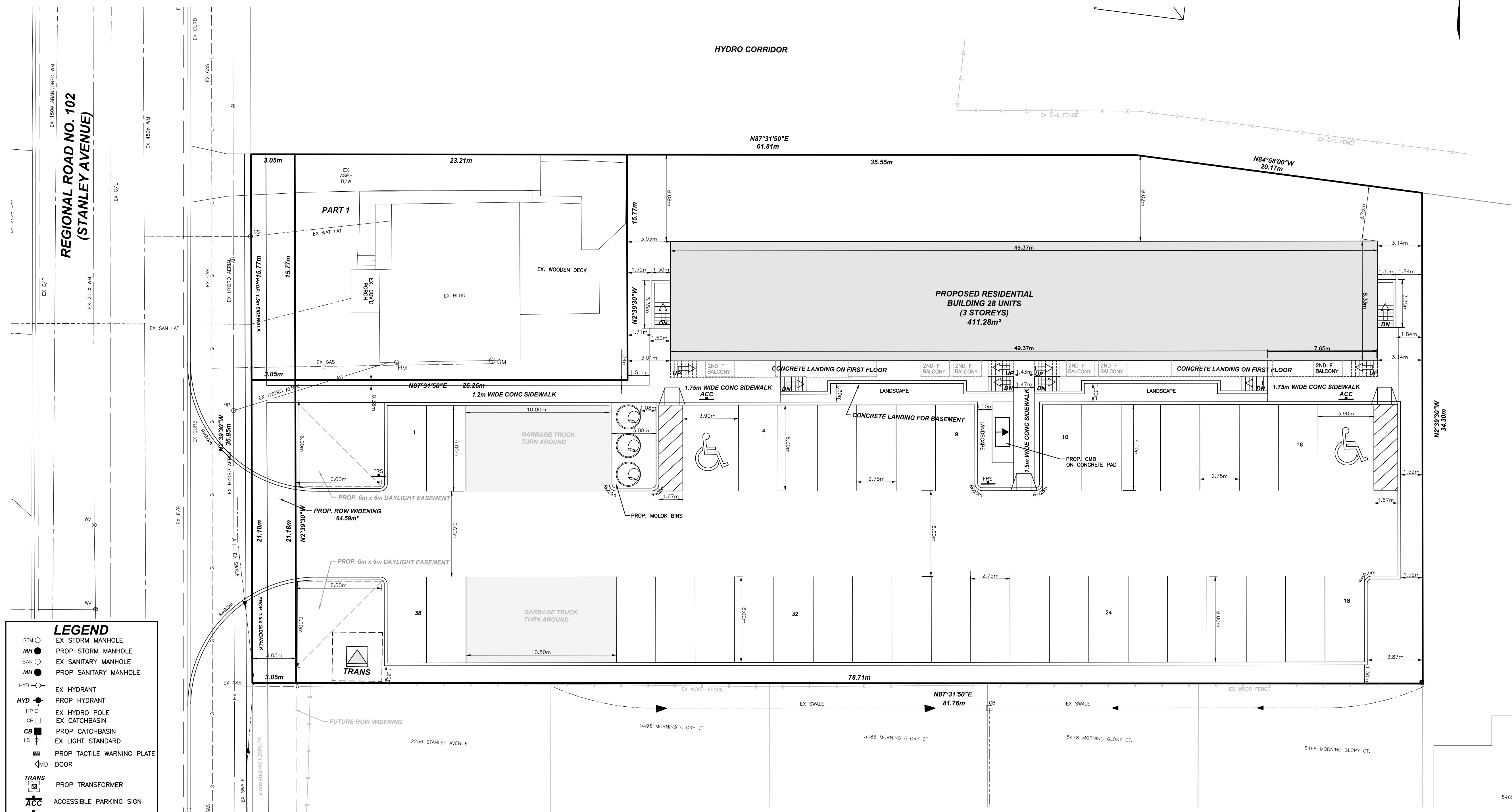
LAND USE SCHEDULE

AREA	m ²	% COVERAGE
BUILDING	411.28	15.94
DRIVEWAY	1246.36	48.31
LANDSCAPING	821.81	31.85
FUTURE ROW WIDENING	64.59	2.50
DAYLIGHT TRIANGLE	36.00	1.40
TOTAL	2580.04	100.00

#	ISSUED FOR	DATE	INIT
0	ISSUED FOR	YYYY-MM-DD	
#	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	AS
SITE PLAN	DATE	SEPTEMBER 18, 2024
	PRINTED	NOVEMBER 14, 2024
	SCALE	1:150
	DWG No.	24016-SP
	REV	0



- LEGEND**
- STM ○ EX STORM MANHOLE
 - MH ● PROP STORM MANHOLE
 - SAN ○ EX SANITARY MANHOLE
 - MH ● PROP SANITARY MANHOLE
 - HYD ○ EX HYDRANT
 - HYD ● PROP HYDRANT
 - HP ○ EX HYDRO POLE
 - CB □ EX CATCHBASIN
 - CB ■ PROP CATCHBASIN
 - LS ○ EX LIGHT STANDARD
 - LS ■ PROP TACTILE WARNING PLATE
 - MD ◁ DOOR
 - TRANS [] PROP TRANSFORMER
 - ACC [] ACCESSIBLE PARKING SIGN
 - FRS [] FIRE ROUTE SIGN

