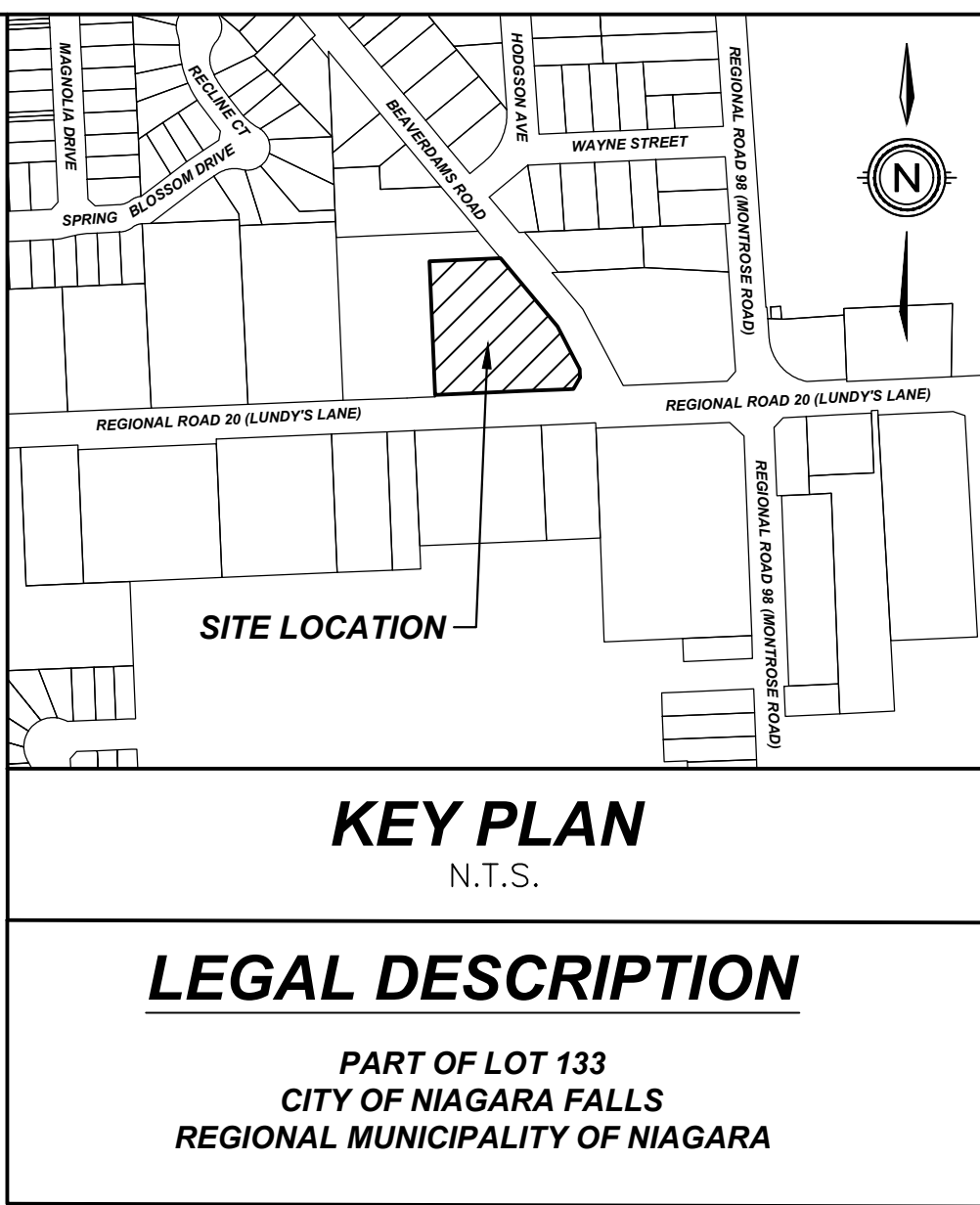


ZONING MATRIX		
PROVISION	CURRENT ZONING (TC) TOURIST COMMERCIAL	PROVIDED
MIN. LOT FRONTAGE	40m (SECTION 4.25)	91.48m
MIN LOT DEPTH	45m (SECTION 4.25)	88.38m
FRONT YARD	3m PLUS ANY APPLICABLE DISTANCE SPECIFIED IN SECTION 4.27.1 (SECTION 4.25)	13.1m TO CENTERLINE OF LUNDY'S LANE ROAD ALLOWANCE
MIN. INTERIOR SIDE YARD	(i) WHERE SIDE LOT LINE ABUTS A RESIDENTIAL ZONE-5m (ii) WHERE SIDE LOT LINE DOES NOT ABUT A RESIDENTIAL ZONE - 0m	N/A 0m
MIN. EXTERIOR SIDE YARD	(i) WHERE SIDE LOT LINE ABUTS A PORTION OF A STREET, OPPOSITE SIDE OF WHICH PORTION OF THE STREET ABUTS A RESIDENTIAL ZONE - 5m PLUS ANY APPLICABLE DISTANCE SPECIFIED IN SECTION 4.27.1 (ii) IN ALL OTHER CASES - 3m PLUS ANY SPECIFIED DISTANCE IN SECTION 4.27.1	0.00m
MIN REAR YARD	(i) ABUTTING RESIDENTIAL ZONE - 5m PLUS ANY DISTANCE SPECIFIED IN SECTION 4.27.1 (ii) NOT ABUTTING A RESIDENTIAL ZONE - IN ACCORDANCE WITH SECTION 4.27.1 WHERE SPECIFIED	1.70m
MAX. BUILDING HEIGHT	10m (SUBJECT TO SECTION 4.7)	22.07m (PROPOSED)
MIN. LANDSCAPED AREA	5% PROVIDED THAT THE FRONT YARD (LESS DRIVEWAY) AND THE SIDE YARD ABUTTING ANY SIDE STREET SHALL BE MAINTAINED AS LANDSCAPE OPEN SPACE, BUT NO SIDE YARDS HAVING A WIDTH OF LESS THAN 4.5m MAY BE INCLUDED IN THE CALCULATION OF THE FOREGOING 5% MINIMUM	14.98%
MIN. NUMBER OF MOTEL UNITS	NO MOTELS SHALL HAVE LESS THAN 20 RENTABLE MOTEL UNITS	N/A

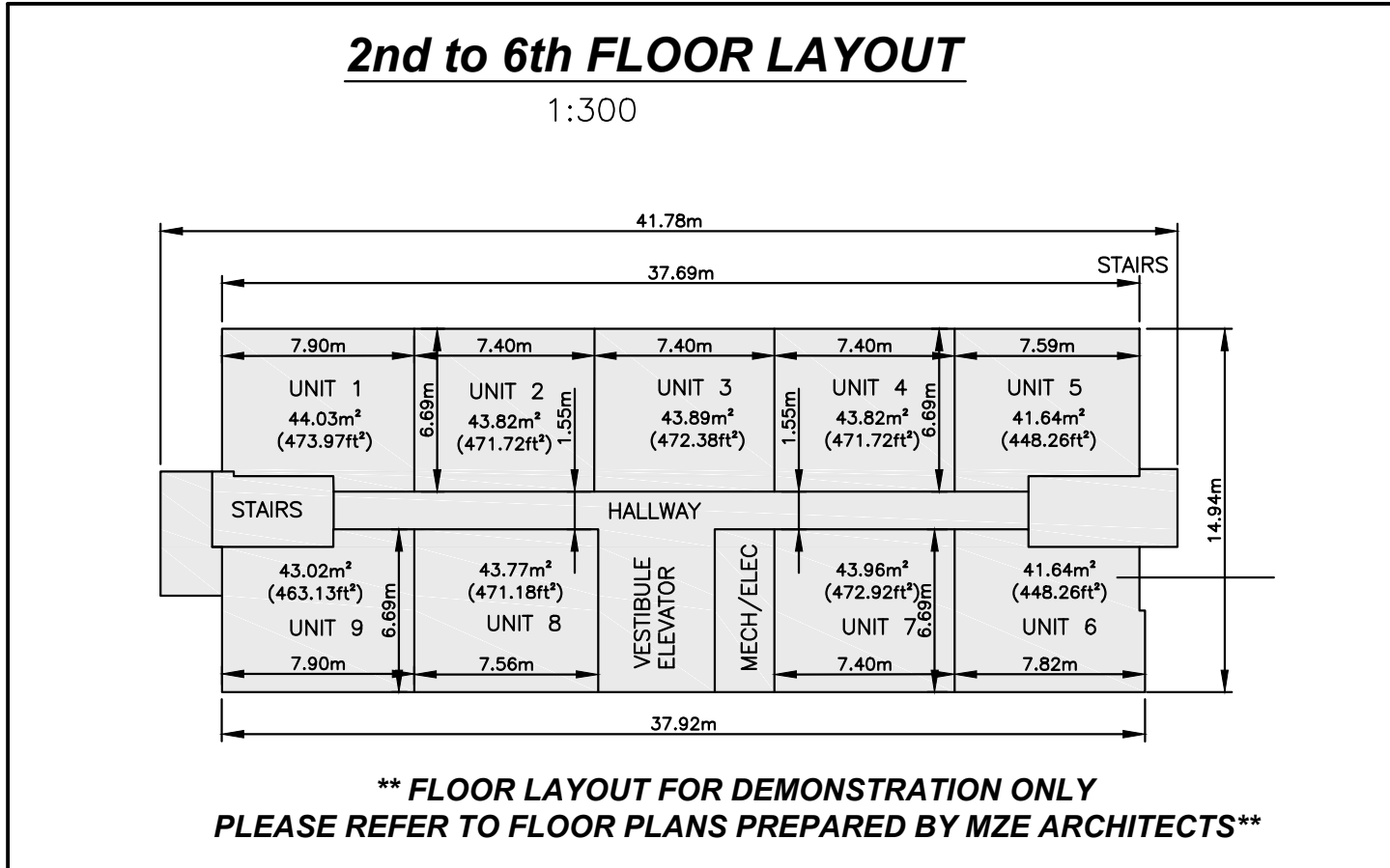
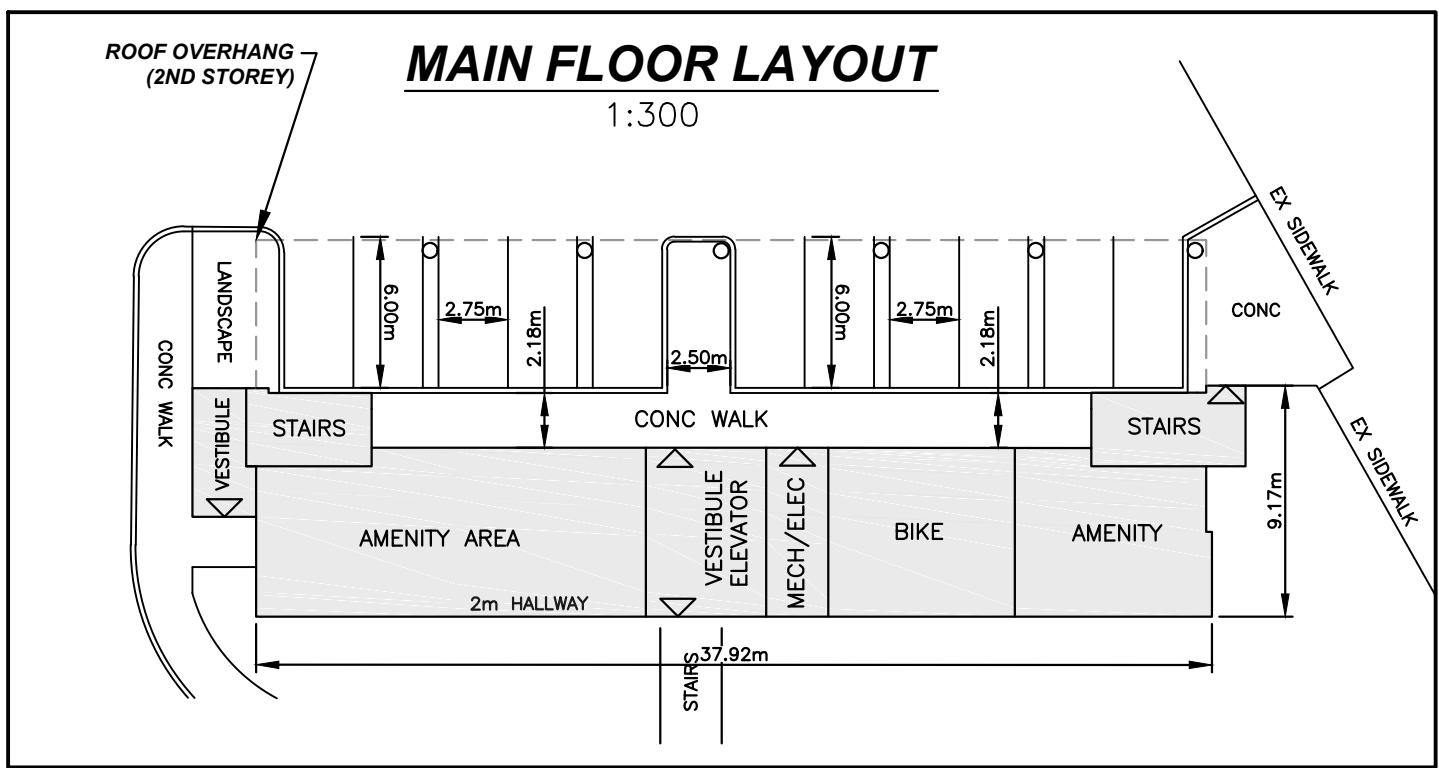
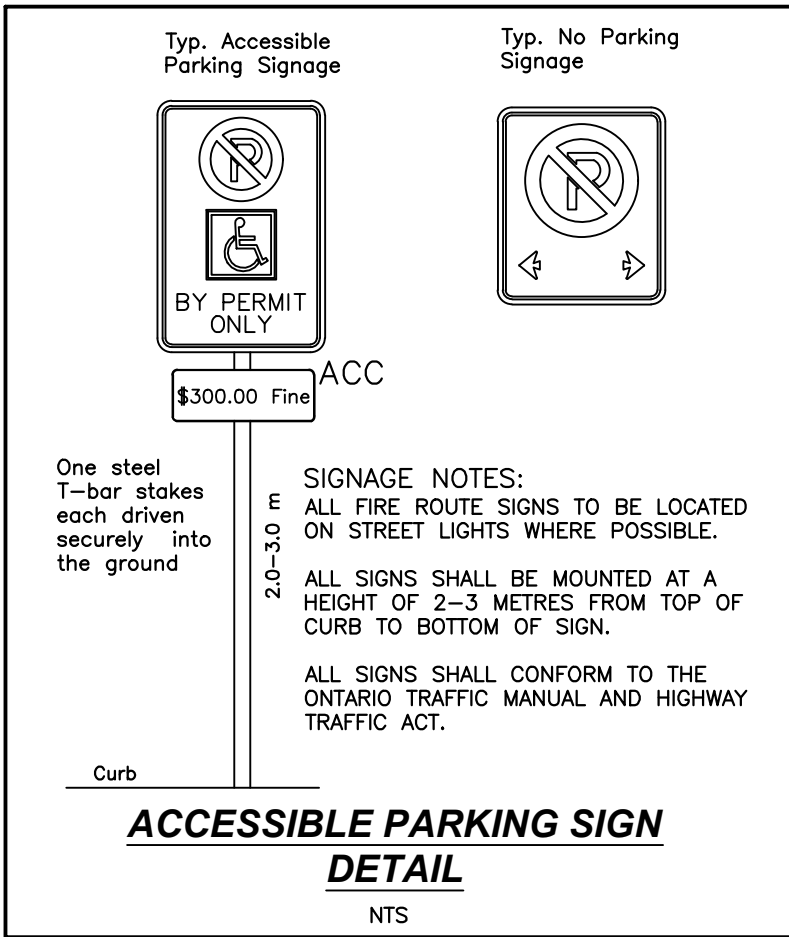


KEY PLAN

N.T.S.

LEGAL DESCRIPTION

PART OF LOT 133
CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA



SITE STATISTICS		
AREA	ha	% COVERAGE
BUILDING	0.228	33.48
ROAD/DRIVEWAY/PARKING	0.370	54.33
LANDSCAPING	0.083	12.19
TOTAL	0.681	100.00

PARKING STATISTICS	
MOTEL - 1 SPACE PER 1.3 UNITS (OLD REQUIREMENT) = 76 SPACES REQUIRED	
APARTMENT - 1.4 SPACES PER UNIT (120 UNITS-NEW BUILDING USE) = 168 REQUIRED	
TOTAL PARKING PROVIDED - 85 SPACES = 0.6 SPACES PER UNIT MINIMUM	

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.			
0	ISSUED FOR REVIEW	2024-02-13	LD
#	REVISION	DATE	INIT

DRAWING	
LD	DESIGN
CHECKED BY	
APPROVED BY	

LD	DESIGN
CHECKED BY	
APPROVED BY	



UPPER CANADA
CONSULTANTS
ENGINEERS / PLANNERS

7701 LUNDY'S LANE
NIAGARA FALLS

SITE PLAN

CONSULTANT FILE No. 23141	
DATE	2025-02-12
PRINTED	2025-02-20
SCALE	1:300 m
REF No.	
DWG No.	23141-SP
REV	#