

THE QUEEN ELIZABETH WAY

OAKWOOD DRIVE

MINISTRY OF TRANSPORTATION ONTARIO

VACANT LAND

REGIONAL MUNICIPALITY OF NIAGARA

KEYMAP  
NOT TO SCALE

UNIT LEGEND

Color	Description	# units
Green	20' (6.1m) 3 STOREY REAR LANE TOWN	46 units
Orange	20' (6.15m) 2 STOREY TOWN	36 units
Yellow	21' (6.4m) 3 STOREY B2B	106 units
Purple	16' (4.88m) 3 STOREY TOWN	67 units
	<b>Total</b>	<b>255 units</b>

PROPOSED ZONING - R4

REGULATION	REQUIRED	PROPOSED	COMPLY
OVERALL LOT AREA	N/A	54,534 sq.m.	
OVERALL DENSITY	N/A	47.86 Upho	
NET LOT AREA	N/A	33,557 sq.m.	
NET DENSITY	N/A	56.2 Upho	
MAXIMUM LOT (MINIMUM)	250 sq.m. / DWELLING	255 UNITS = 54,534/250 = 218.86 sq.m./UNIT	YES
LOT FRONTAGE (MINIMUM)	30.0 m	181.31 m	YES
FRONT YARD DEPTH (MINIMUM) / DWELLING	6.0 m	3.10 m	NO
REAR YARD DEPTH (MINIMUM)	7.5 m	21.52 m	YES
INTERIOR SIDE YARD (MINIMUM)	1/2 BUILDING HGT. (5.10 m)	11.05 m	YES
EXTERIOR SIDE YARD (MINIMUM)	4.50 m	15.57 m	YES
LOT COVERAGE BASED ON SITE (MAXIMUM)	54,534 x 35% = 19,086.9 sq.m.	16,112.14 sq.m. (29.54%)	YES
BUILDING HEIGHT (MAXIMUM)	10.0 m	12.3 m	NO
NUMBER OF DWELLING UNITS ON ONE LOT (MAXIMUM)	54,534 sq.m. / 200 = 272 UNITS	255 UNITS	YES
PARKING ACCESS REQUIREMENTS (MINIMUM)	1.4 SPACES / UNIT = 357 SPACES	576 SPACES	YES
PARKING STALL WIDTH (MINIMUM)	2.75 m	2.69 m	NO
PARKING STALL LENGTH (MINIMUM)	6.00 m	6.00 m	YES
MANEUVERING AISLE (MINIMUM)	6.30 m	6.00 m	NO
LANDSCAPE OPEN SPACE (MINIMUM)	45 sq.m. / DWELLING	LANDSCAPE AREA = 26633.89 sq.m. / 255 = 104.45 s.m. / DWELLING	YES
PRIVACY YARD DEPTH (MINIMUM)	7.50 m	0 sq.m.	NO

PARKING REQUIREMENTS

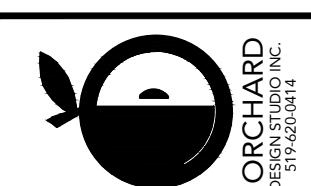
PARKING PROVIDED:  
GARAGE AND DRIVEWAY = 255 SPACES  
VISITOR PARKING = 66 SPACES  
TOTAL PARKING PROVIDED = 321 SPACES  
(321 SPACES / 255 UNITS = 1.259 PER UNIT)

GENERAL NOTES

GARBAGE COLLECTION WILL BE DOOR TO DOOR USING PRIVATE PICK-UP

LEGEND

PROPERTY LINE	---
INDIVIDUAL UNIT PARCELS	---
MAN DOOR ENTRANCE / EXIT	▼
6.0m WIDE FIRE ROUTE	---
PAINTED CROSS WALK	▨
DEPRESSED CURB	DC
FIRE HYDRANT	♦ HYD.
PAD MOUNT TRANSFORMER	■
AREA STREET LIGHT - REFER TO ELECTRICAL DRAWINGS	□ SS
STOP SIGN	■
FIRE ROUTE NO PARKING SIGN	♦ F.R.
0.9m DECORATIVE FENCE	—●—●—●—
1.8m PRIVACY FENCE	—○—○—○—
1.2m CHAIN LINK FENCE	—x—x—x—



**BRANTHAVEN  
BELMONT  
OAKWOOD  
INC.**

REVISIONS

NO.	DATE	DESCRIPTION
1	22/07/23	ISSUED FOR CLIENT REVIEW
2	22/08/23	REVISED UNITS WITH ADDITIONAL GARAGE
3	22/08/23	REVISED CORNERS UNITS AND LIMITING DISTANCE
4	22/08/23	REVISED CORNERS UNITS AND LIMITING DISTANCE
5	22/08/23	ADDED FINISHES
6	22/08/23	ADDED FINISHES
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9	22/08/23	ADDED FINISHES
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100	22/08/23	ADDED FINISHES

**JOY NIAGARA TOWNS**  
Oakwood Drive, Niagara Falls, Ontario

**SITE PLAN**

PROJECT: SITE PLAN APPROVAL  
FOUNDER: OAKWOOD  
FILE: 14889 - Oakwood Site Plan 74m  
SCALE: 1:600  
DATE BY: KSR  
DATE: SEPTEMBER 2023  
REVISED: 22/08/23  
JOB No.:

**A1.01**