

### ZONING MATRIX

| PROVISION                     | ZONING (R4)                                                                                                                                                                                                 | PROVIDED                            |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| MIN. LOT FRONTAGE             | 30m for townhouse dwelling containing more than 4 units, 24m for townhouse dwelling containing 4 units or less on an interior lot, 25.5m for townhouse dwelling containing 4 units or less on a corner lot. | 41.72m                              |
| MIN LOT AREA                  | 250m <sup>2</sup> per dwelling unit                                                                                                                                                                         | 359m <sup>2</sup> /DWELLING UNIT    |
| MIN. FRONT YARD               | 6m plus any applicable distance specified in section 4.27.1                                                                                                                                                 | 4.5m                                |
| MIN. INTERIOR SIDE YARD       | one-half the height of the building                                                                                                                                                                         | 5.0m                                |
| MIN EXTERIOR SIDE YARD        | 4.5m plus any applicable distance specified in section 4.27.1                                                                                                                                               | N/A                                 |
| MIN REAR YARD                 | 7.5m plus any applicable distance specified in section 4.27.1                                                                                                                                               | 35.63m                              |
| MAX. BUILDING HEIGHT          | 10m (32.81ft) subject to section 4.27                                                                                                                                                                       | 10m                                 |
| MAX LOT COVERAGE              | 35%                                                                                                                                                                                                         | 21.27%                              |
| MINIMUM LANDSCAPED OPEN SPACE | 45m <sup>2</sup> per dwelling unit                                                                                                                                                                          | 150m <sup>2</sup> per dwelling unit |

### LAND USE SCHEDULE

| LAND USE                           | LOT/BLOCK | # OF UNITS | AREA(ha) | AREA(%) |
|------------------------------------|-----------|------------|----------|---------|
| TOWNHOUSES/ACCESSORY DWELLING UNIT |           | 18         | 0.172    | 21.27   |
| PARKING LOT AND ROAD               |           |            | 0.173    | 21.39   |
| DRIVEWAY                           |           |            | 0.03     | 3.72    |
| EPA LANDS                          |           |            | 0.15     | 3.72    |
| LANDSCAPE                          |           |            | 0.27     | 51.93   |
| 3.0m ROAD WIDENING                 |           |            | 0.012    | 1.48    |
| TOTAL                              |           | 18         | 0.809    | 100.00  |

DEVELOPABLE AREA = 0.647ha  
EPA AREA (NON DEVELOPABLE) = 0.15ha  
DEVELOPABLE DENSITY = 27.82 units/ha (NOT INCLUDING ACCESSORY DWELLING UNIT)

### PARKING REQUIREMENTS:

1.4 SPACE PER TOWNHOUSE UNIT = 25 SPACES REQUIRED

1.0 SPACE PER ACCESSORY DWELLING UNIT = 18

TOTAL PARKING SPACES REQUIRED 43 SPACES

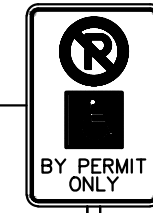
TOTAL PARKING SPACES PROVIDED 44



**SIGNAGE NOTES:**  
ALL SIGNS & 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 PARKING SIGN DETAIL

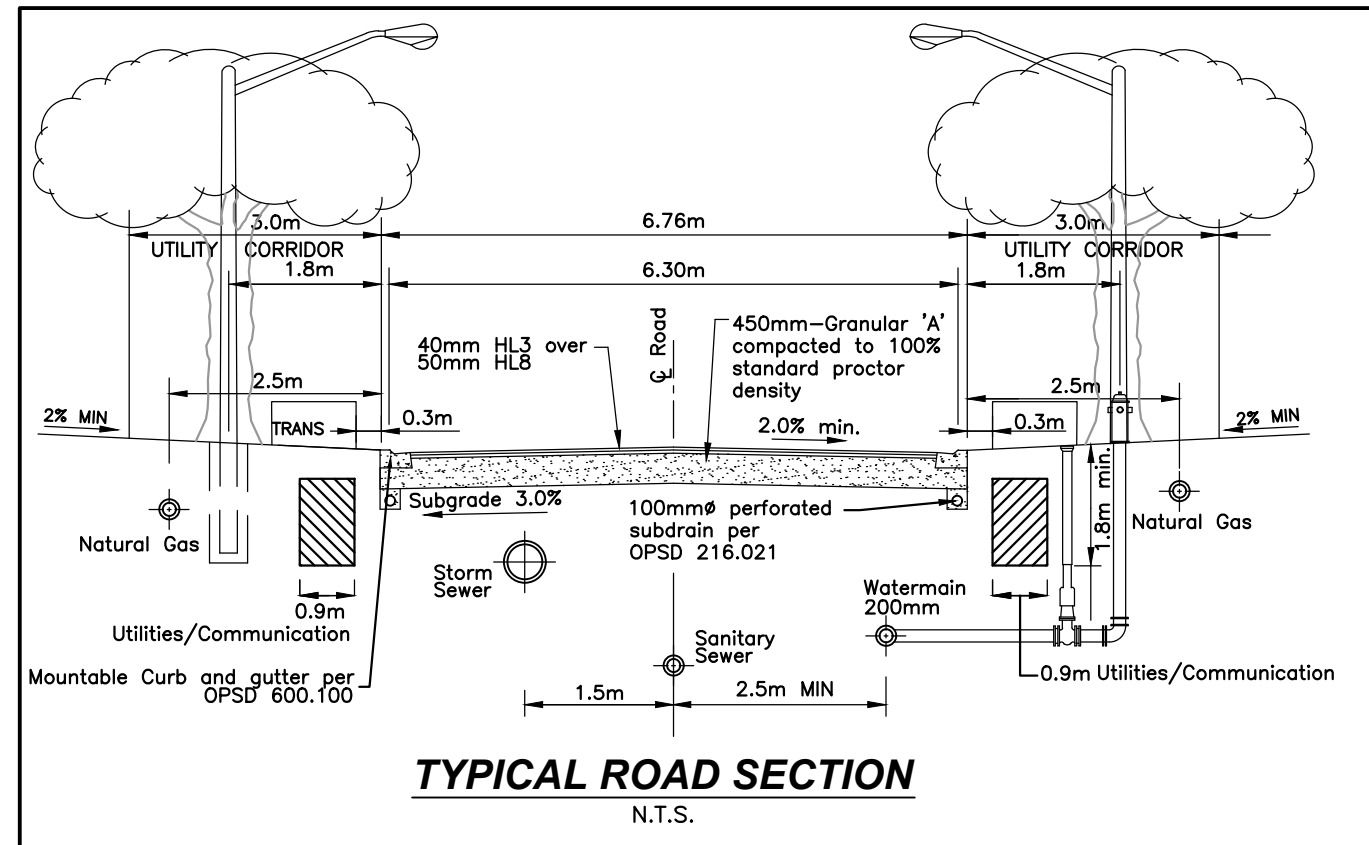
NTS



**SIGNAGE NOTES:**  
ALL PARKING SPACES FOR PHYSICALLY CHALLENGED PERSONS SHALL BE INDICATED WITH TYPICAL ACCESSIBLE SIGNAGE (AS SHOWN ON THIS DWG).  
ALL SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.

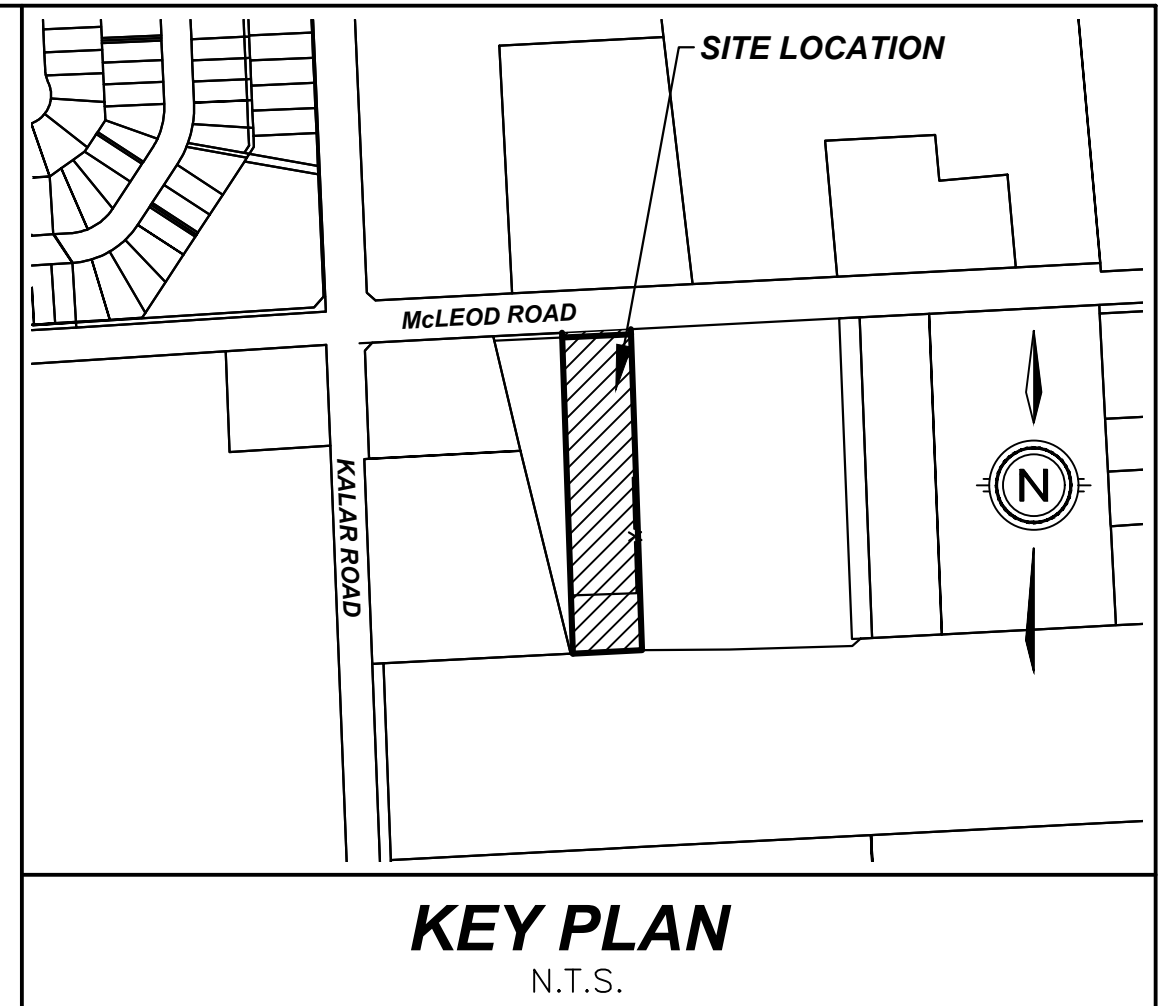
### ACCESSIBLE PARKING SIGN DETAIL

NTS



### TYPICAL ROAD SECTION

N.T.S.

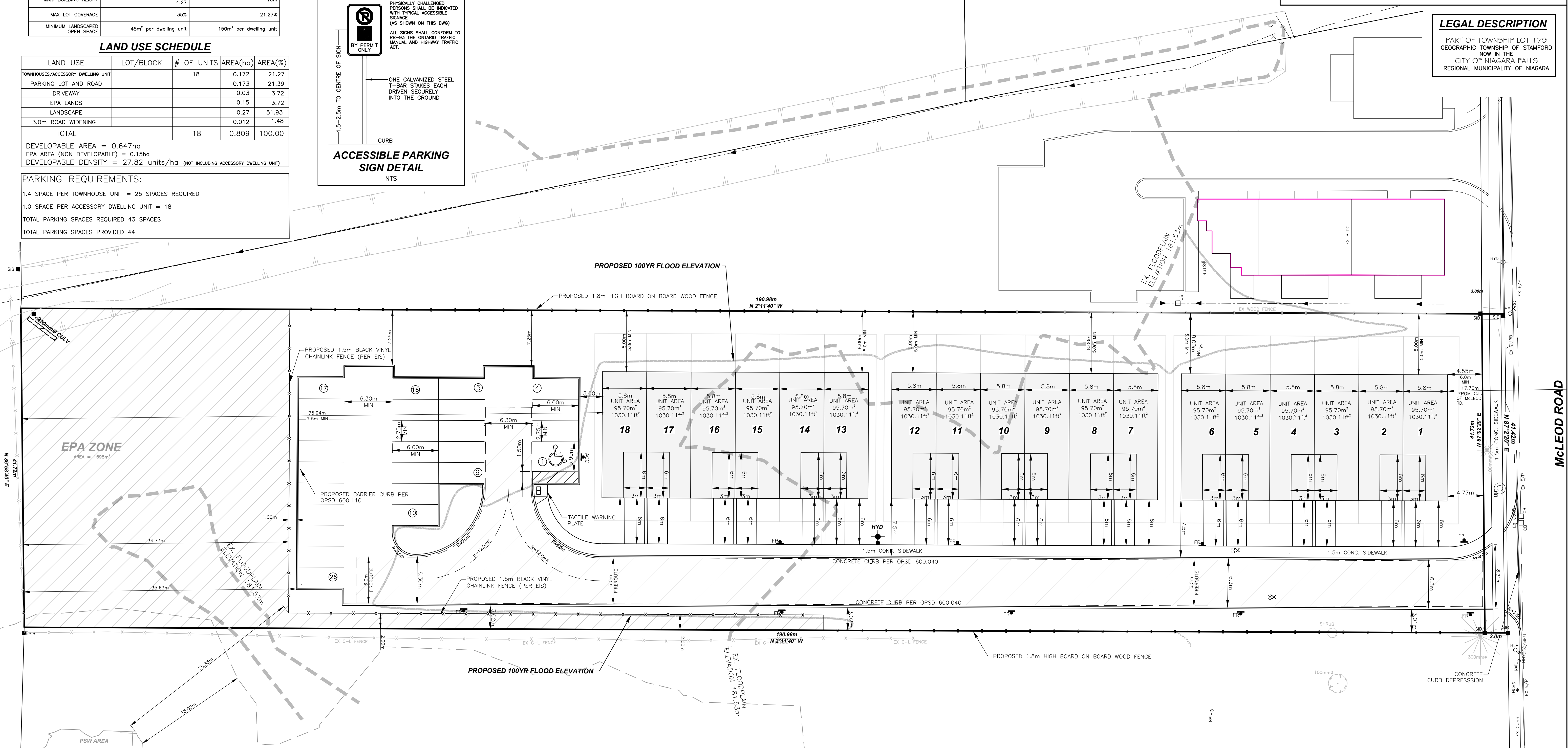


### KEY PLAN

N.T.S.

### LEGAL DESCRIPTION

PART OF TOWNSHIP LOT 179  
GEOGRAPHIC TOWNSHIP OF STAMFORD  
NOW IN THE  
CITY OF NIAGARA FALLS  
REGIONAL MUNICIPALITY OF NIAGARA



### 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

M.C.  
DESIGN  
A.K.  
CHECKED BY  
J.S.  
APPROVED BY  
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LOTUS LAND DEVELOPMENT CORP.  
95 TYCOS DRIVE  
TORONTO ON  
M6B 1W3



**8168 MCLEOD ROAD**  
CITY OF NIAGARA FALLS  
PRELIMINARY SITE PLAN

CONSULTANT FILE No. 2232

DATE 2024-08-12

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SCALE 1:250 m

REF No.

DWG No.

2232-SP

REV