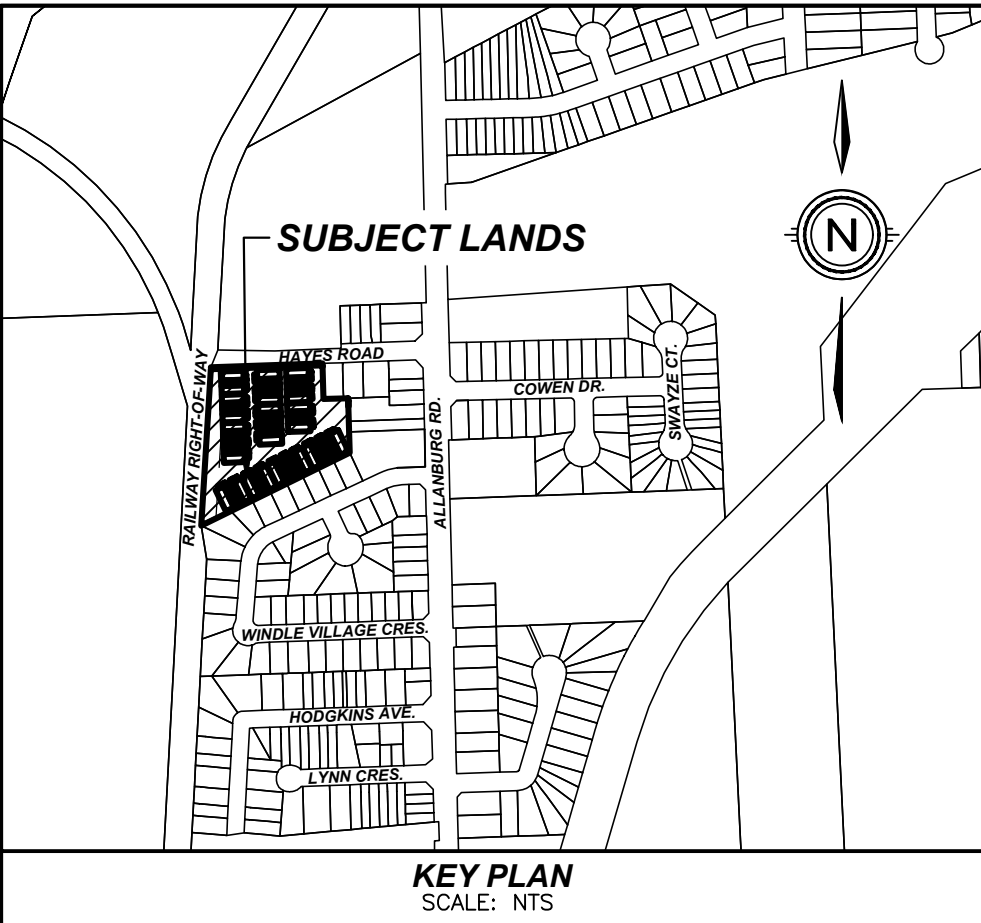




ZONING MATRIX			
PROVISION	REQUIRED- BY-LAW 60-2019	REQUIRED - BY LAW 2140 (97)	PROVIDED
MINIMUM LOT AREA	-	270m² per dwelling unit	349.1m² per dwelling unit
MINIMUM LOT FRONTAGE	12.0m	30.0m	118.57m
MINIMUM FRONT YARD	3.0m to front wall of dwelling / 6.0m to attached garage face or rear wall of dwelling	6.0m	4.33m
MINIMUM REAR YARD	3.0m to dwelling side wall 6.0m to dwelling rear wall	6.0m	6.0m
MINIMUM INTERIOR SIDE YARD	3.0m to dwelling side wall 6.0m to dwelling rear wall	1.2m per dwelling unit, except where and interior lot line faces a rear wall of a building, the interior side setback shall be 6.0m	3.0m to dwelling side wall / 12.06m to dwelling rear wall
MINIMUM EXTERIOR SIDE YARD	The minimum interior side yard shall not be required where attached dwelling units share a party wall.	4.5m	N/A
MAXIMUM LOT COVERAGE	45%	40%	46.23%
MINIMUM PLANTING/ BUFFER STRIP	1.5m where abutting R1A, R1B, R1C, R1D, R2A and R2B zones	-	6.0m
MAXIMUM BUILDING HEIGHT	11.0m	11.0m	no change
MINIMUM LANDSCAPE OPEN SPACE	35%	(i) where the lot abuts any R1A, R1B, R1C, R1D, R2, R2S zone, a strip of land having a width of not less than 1.5m shall be provided and maintained on the lot adjacent to the abutting lot line(s) as landscape open space (i) For every block townhouse dwelling and fourplex dwelling 25% of the lot area (ii) Privacy areas for block townhouse dwellings; every townhouse block townhouse dwelling shall be provided with an outdoor amenity area of at least 18.5m² adjoining the front or rear of the dwelling	(i) 6.0m (ii) 53.77m² (iii) 36m²
MAXIMUM NUMBER OF ATTACHED DWELLING UNITS	6	-	6
MAXIMUM WIDTH OF A PRIVATE GARAGE ATTACHED TO THE MAIN DWELLING	55% of the main building front wall length	-	71.0% (end units) / 57.1% (interior units)
MAXIMUM CONDOMINIUM UNIT FRONTAGE	6.0m per interior unit 7.5m per exterior unit	-	6.0m per interior unit/ 8.5m per end unit
MINIMUM CONDOMINIUM UNIT AREA	160.0m² per interior unit 200.0m² per exterior unit	-	144.16m² for an interior unit /204.62m² for an end unit
MINIMUM YARD REQUIREMENTS BETWEEN BUILDINGS	3.0m between side walls 12.0m between rear walls 9.0m between side wall and rear wall	-	3.0m between side walls/ 13.66m between rear walls
MINIMUM DISTANCE FROM PRIVATE STREET OR CONDOMINIUM ROADWAY	4.5m to dwelling/ 6.0m to attached garage face	-	4.79m to dwelling/ 6.0m to garage face
PARKING REQUIREMENTS			
BLOCK TOWNHOUSE DWELLING	2 spaces per unit	1.5 spaces per unit	2.32 per unit
LOCATION OF PARKING SPACES	-	parking area shall not be located closer than 3.0m to any window of a habitable room	2.48m (unit 13)

SITE STATISTICS		
	Ha	%
TOWNHOUSES	0.617	33.35%
ROADWAY/DRIVEWAYS	0.251	13.57%
LANDSCAPING	0.982	53.08%
TOTAL	1.85	100.0
UNITS	53	
DENSITY	28.65 units/ha	

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.			
1	REVISED PER CITY COMMENTS	2023-07-12	ZC
0	ISSUED FOR REVIEW	2022-08-31	ZC
#	REVISION	DATE	INIT

DRAFTING	ZC
DESIGN	--
CHECKED BY	--
APPROVED BY	--



49 HAYES ROAD, THOROLD
SITE PLAN

CONSULTANT FILE No. 2284	
DATE	2023-07-12
PRINTED	2023-07-12
SCALE	1:400 m
REF No.	
DWG No.	2284-SP
REV	0