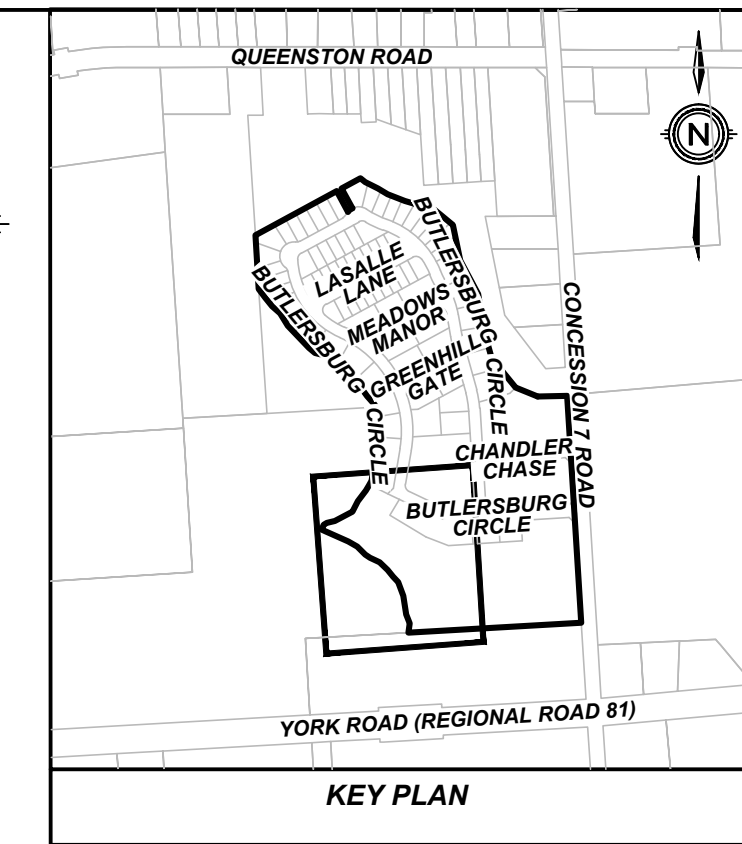




**PART OF TOWNSHIP LOTS 180 & 181
(GEOGRAPHIC TOWNSHIP OF NIAGARA)
TOWN OF NIAGARA-ON-THE-LAKE**

WV	EX WATER VALVE
HYD	EX HYDRANT
CB	EX CATCHBASIN
MH	EX MANHOLE
HP	EX HYDRO POLE
	SHORT IRON BAR
LS	EX LIGHT STANDARD
LS	PROPOSED LIGHT STANDARD
ACC	PROPOSED ACCESSIBLE PARKING SPACE SIGN
FRS	PROPOSED FIRE ROUTE SIGN
	PROPOSED STOP SIGN
	PROPOSED C.L. FIRE ROUTE
	PROPOSED WOOD PRIVACY FENCE
	COVERED DECK (OPTIONAL)

Diagram illustrating three types of fire route signs and their mounting requirements:

- BASED ON OTM SIGN Rb-57:** FIRE ROUTE SIGN. The sign features a red circle with a diagonal line over a 'P' and the text "ONE-WAY ROADWAY FIRE ROUTE RCM 102".
- BASED ON OTM SIGN Rb-63:** ACCESSIBLE PARKING SIGN (TYPE A). The sign features a blue square with a white 'P' and the text "VAN ACCESSIBLE BY PERMIT ONLY".
- BASED ON OTM SIGN Rb-63:** ACCESSIBLE PARKING SIGN (TYPE B). The sign features a blue square with a white 'P' and a wheelchair symbol, with the text "BY PERMIT ONLY".

The signs are mounted on a wall at a height of 1.5m to 2.0m.

NOTE: SIGN INSTALLATION AND DESIGN TO CONFORM WITH MUNICIPAL, O.B.C. AND PROVINCIAL REQUIREMENTS.

SIGN DETAILS

<u>SITE STATISTICS</u>		
AREA	sq	% COVERAGE
BUILDING (includes covered deck)	1,414	41.91
ROAD/DRIVEWAY/PARKING	1,054	31.24
LANDSCAPING	0,906	26.85
TOTAL	3,374	100.00

UNITS	146
DEVELOPABLE AREA	3.374ha
DENSITY (UNITS/DEVELOPABLE AREA)	43.27u/ha



_____ SIGNATURE JEFF VYSE _____ NAME	_____ DATE MANAGER OF PUBLIC WORKS _____ POSITION
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SIGNATURE	DATE
ALEX BURBIDGE	FIRE CHIEF
NAME	POSITION

CONSULTANT FILE No. 2130	
DATE	2025-04-25
PRINTED	2025-05-02
SCALE	1:500m
REF No.	
DWG No.	REV
2130 - SITE	2

ZONING MATRIX		
PROVISION	ZONING (RM5-16b)	PROVIDED
MULTIPLE DWELLING		
MIN. LOT FRONTAGE	130.0m	132.59m
MIN LOT AREA	33*700m ²	33*736.86m ²
MIN. FRONT YARD	3.5m (DWELLING) 6.0m (GARAGE)	4.01m (DWELLING) 6.09m (GARAGE)
MIN EXTERIOR SIDE YARD	3.0m	4.57m
MIN REAR YARD	7.0m	7.0m
MAX. BUILDING HEIGHT	12.0m	12.0m (14.5m FOR B2B)
MIN. LANDSCAPED OPEN SPACE	25%	26.85%
MAX LOT COVERAGE	50%	41.91%
MIN DWELLING FLOOR AREA	93m ²	93m ²
MAX GARAGE DOOR WIDTH	N/A	N/A
MIN AMENITY AREA PER UNIT (m ²) (B2B)	4m ²	4m ²
FOOTNOTES TO TABLE 11-3	RM5-16(b) INTERIOR SIDE YD	PROVISION
BUILDING FRONT	4m	N/A
BUILDING END WALL	1.5m	2.79m
BUILDING PRIVACY YARD	7m	73.08m
MIN DWELLING CORNER FROM PRIVATE RD ON CURVED/CORNER LOT	2.75m	2.75m
PARKING PROVISION	REQUIRED	PROVIDED
MIN PARKING SPACES (2/UNIT)	292	356
MIN PARKING SPACE DIMENSIONS	2.75m X 6m	2.75m X 6m
MIN ACCESSIBLE SPACE	7	7
MIN ACCESSIBLE SPACE DIMENSIONS W/OUT ADJACENT 1.5m ACCESS AISLE	3.7m X 6m	3.7m X 6m
MIN ACCESSIBLE SPACE DIMENSIONS W/ADJACENT 1.5m ACCESS AISLE]	3.2m X 6m	3.2m X 6m
MINIMUM AISLE WIDTH	6m	6m
MIN D/W SETBACK FROM EXT LOT LINE	8m	8m

- 1.) AN UNENCLOSED COVERED PORCH WITH OPEN SIDES AND/OR BALCONY ABOVE, LOCATED IN THE FRONT OR EXTERIOR SIDE YARD SHALL BE EXCLUDED FROM ANY CALCULATION OF MAXIMUM LOT COVERAGE PROVIDED THE AREA OF THE PORCH DOES NOT EXCEED 5% OF THE TOTAL UNIT AREA FOR INTERIOR UNITS AND 10% OF THE TOTAL UNIT AREA FOR CORNER UNITS. SUCH PORCH MAY ENCLOSED IN A PERMANENT EXTERIOR SIDE YARD A MAXIMUM OF 1.5m PROVIDED THE PORCH FLOOR LEVEL IS NO MORE THAN 1.87m ABOVE GRADE.
- 2.) THE FRONT LINE SHALL BE DEEMED THE FRONTAGE ON CONCESSION 7 ROAD.
- 3.) NOTWITHSTANDING THE CREATION OF LOT LINES OF A CONDOMINIUM, THE LOT FRONTAGE, LOT COVERAGE AND LOT AREA PROVIDED FOR BLOCKS OF TOWNHOMES SHALL BE APPLIED TO THE ENTIRETY OF THE LANDS WITHIN AN INDIVIDUAL BLOCK, NOT THE INDIVIDUAL LOTS CREATED THROUGH CONDOMINIUM REGISTRATION.
- 4.) ALL LOT LINES ABUTTING A PUBLIC STREET, OTHER THAN THE FRONT LOT LINE, SHALL BE DEEMED TO BE AN EXTERIOR LOT LINE.

DRAFTING BV
DESIGN MH
CHECKED BY MH
APPROVED BY AK



OWNER

MARZ HOMES

200-825 NORTH SERVICE ROAD
HAMILTON, ON
L8E 0J7

**MODERO
CONDOMINIUM BLOCK 84
TOWN OF NIAGARA ON THE LAKE
SITE PLAN**