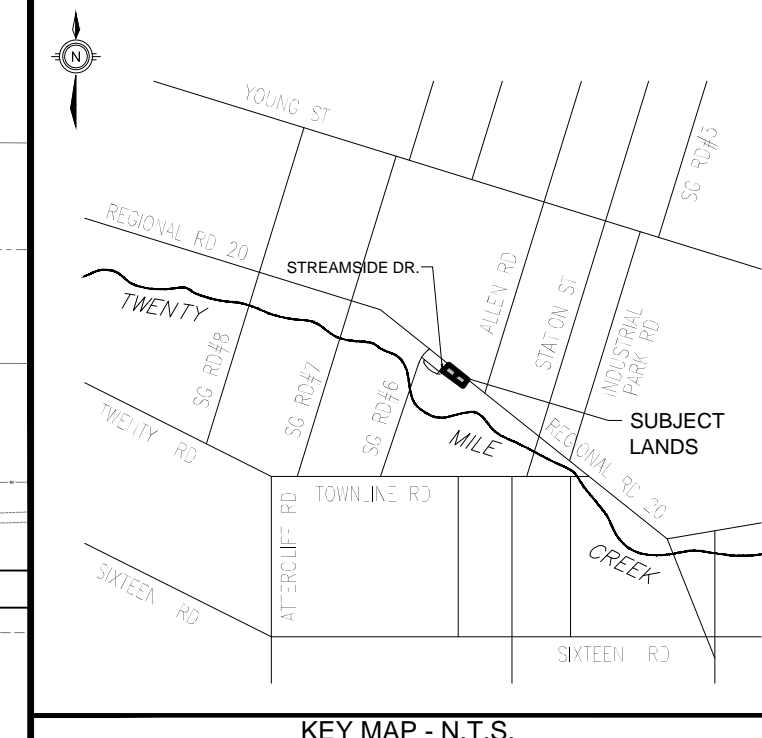
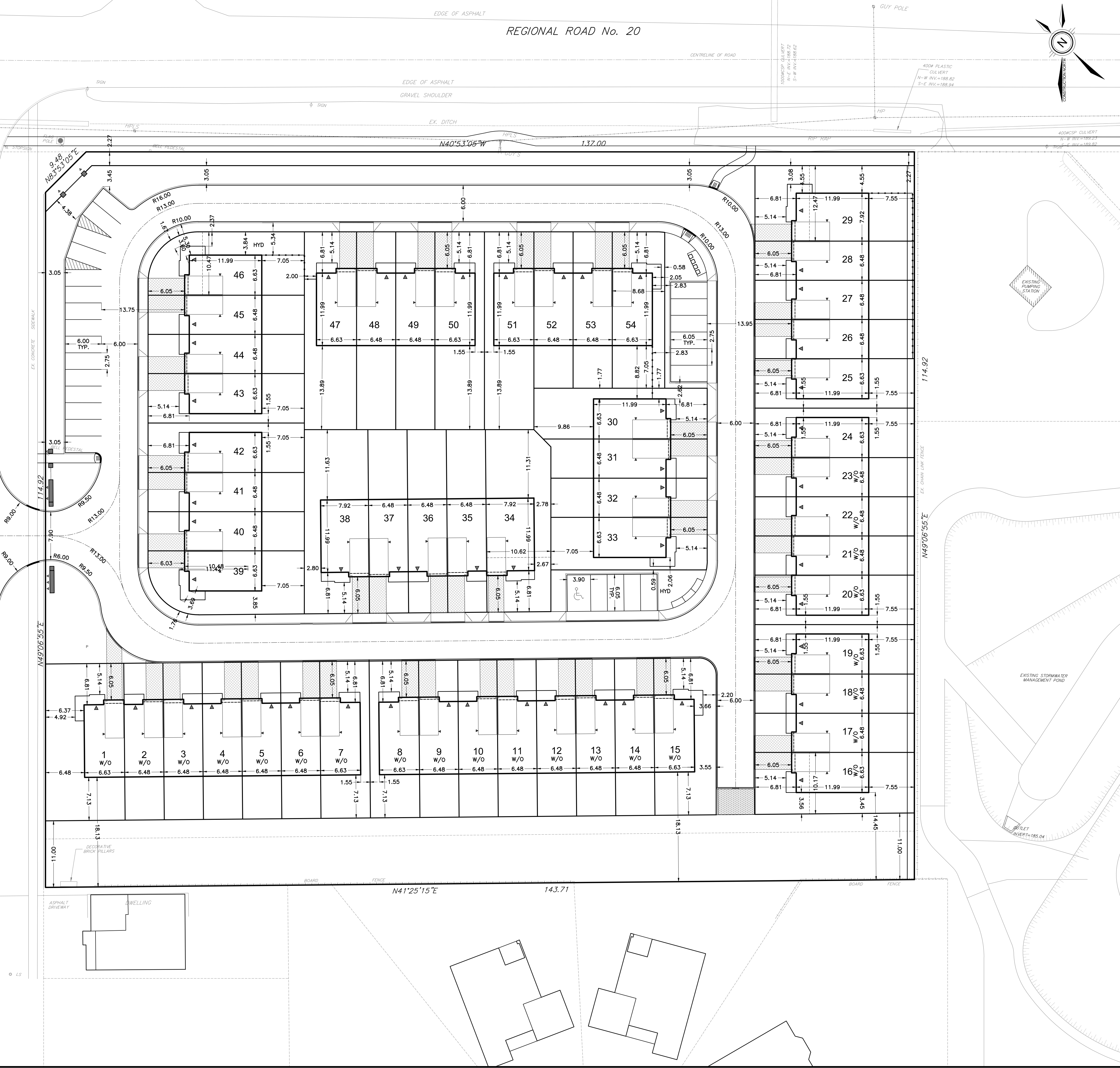


DEVELOPMENT DETAILS: 54 TOWNHOUSE UNITS		
ZONING RM3-495	REQUIRED	PROPOSED
MIN. LOT AREA		
EXTERIOR UNIT	270m ²	250m ²
INTERIOR UNIT	180m ²	160m ²
MIN. LOT FRONTAGE	30.0m	114.92m
EXTERIOR UNIT	9.0m	8.68m
INTERIOR UNIT	6.0m	6.48m
MIN. FRONT YARD	6.5m	6.0m
MIN. SIDE YARD	1.5m	1.5m
MIN. CORNER SIDE YARD	6.0m	2.0m
MIN. YARD ABUTTING SOUTH LOT LINE	11.0m	14.45m
MIN. REAR YARD	7.5m	7.0m
MAX. BUILDING HEIGHT	3 STOREYS	2 STOREYS
MAX. BUILDING HEIGHT ABUTTING R3 ZONE	2 STOREYS	2 STOREYS
MAX. LOT COVERAGE	45%	52%
MIN. FLOOR AREA	84m ²	84m ²
MIN. DISTANCE BETWEEN BUILDINGS		
FACE TO SIDE	7.5m	8.8m
FACE TO FACE	12.0m	20.0m
SIDE TO SIDE	4.0m	3.0m
MIN. DISTANCE TO PARKING AND LANE		
SIDE TO LANE	3.0m	3.5m
SIDE TO PARKING	3.0m	2.5m
FACE TO LANE	6.0m	6.0m
FACE TO PARKING	5.0m	13.7m
MIN. PLANTING STRIP ABUTTING RESIDENTIAL		
	1.5m	0.0m
MAX. PORCH ENCROACHMENT		
FRONT YARD	1.5m	1.0m
SIDE YARD	0.0m	1.5m
PARKING REQUIREMENTS		
RESIDENT PARKING	1.5 SPACES/UNIT	2 SPACES/UNIT
54 UNITS	81 SPACES	108 SPACES
VISITOR PARKING	1 SPACE/2 UNITS	26 SPACES
54 UNITS	27 SPACES	
LOT AREA		±17,351.6m ²
ROAD WIDENING AREA		±332.8m ²
DEVELOPABLE AREA		±17,018.8m ²
BUILDING AREA		±4830.6m ²
PAVED AREA		±4351m ²
LANDSCAPE AREA		±8170m ²



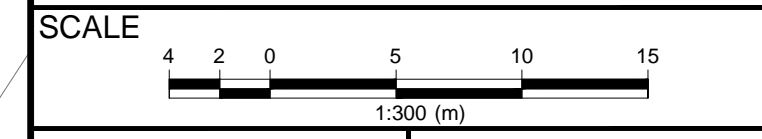
LEGEND

- ▲ PRINCIPLE ACCESS
- ◆ PROPOSED FIRE HYDRANT
- ▭ PROPOSED DRIVEWAY 6.0m x 2.8m (MIN.)
- EXISTING DITCH INLET
- EXISTING CATCH BASIN
- ST-MH EXISTING STORM MANHOLE
- S-MH EXISTING SANITARY MANHOLE
- HYD EXISTING HYDRANT
- WV EXISTING WATER VALVE
- W/O WALKOUT BASEMENT
- ▭ NOISE WALL DESIGN BY dBA ENVIRONMENTAL SERVICES INC.
- ▭ PROPOSED LIGHT STANDARD
- ▭ SEE ELECTRICAL SITE PLAN E-001
- ▭ TRANSFORMER LOCATION
- ▭ STREETLIGHT PEDESTAL LOCATION
- ▭ BELL BOX
- ▭ CABLE TV BOX
- PROPOSED DECIDUOUS TREE
- SEE LANDSCAPE PLAN L1

NOT FOR CONSTRUCTION

SOURCE:
TOPOGRAPHIC SURVEY COMPLETED BY CHAMBERS AND ASSOCIATES SURVEYING LTD., MARCH 29, 2014, DRAWING NO. 13-08-1.

BENCHMARK
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE MTO BENCHMARK NO. 000819708342 BEING A TABLET SET HORIZONTALLY IN THE EAST FACE FOUNDATION OF A HOUSE LOCATED ON THE SOUTH SIDE OF HIGHWAY 20, 41.8 METRES WEST OF SOUTH GRIMSBY ROAD NO. 5.
ELEVATION = 191.50m



DESIGN BY: J. MARCUS CHECKED BY: B. ENTER
DRAWN BY: J. MARCUS DATE: 2014-04-24

NO.	DATE	BY	DESCRIPTION
4	2016-07-06	MB	THIRD SITE PLAN SUBMISSION
3	2016/05/17	JM	FIRST MINOR VARIANCE SUBMISSION
2	2016-04-25	MB	SECOND SITE PLAN SUBMISSION
1	2015-12-23	JM	FIRST SITE PLAN SUBMISSION

DRAWING ISSUE RECORD

NO.	DATE	BY	DESCRIPTION

APPROVALS

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ibigroup.com

PART OF LOT 1,
REGISTERED PLAN M-98,
TOWNSHIP OF WEST LINCOLN,
REGIONAL MUNICIPALITY OF NIAGARA

STREAMSIDE DEVELOPMENT

SITE PLAN

FILE NUMBER: **36030** SHEET NUMBER: **SP**