

KEY PLAN
N.T.S.

LEGAL DESCRIPTION
PART TOWNSHIP LOT 21
THOROLD, PART 1, PLAN 59R16747;
CITY OF THOROLD
REGIONAL MUNICIPALITY OF NIAGARA

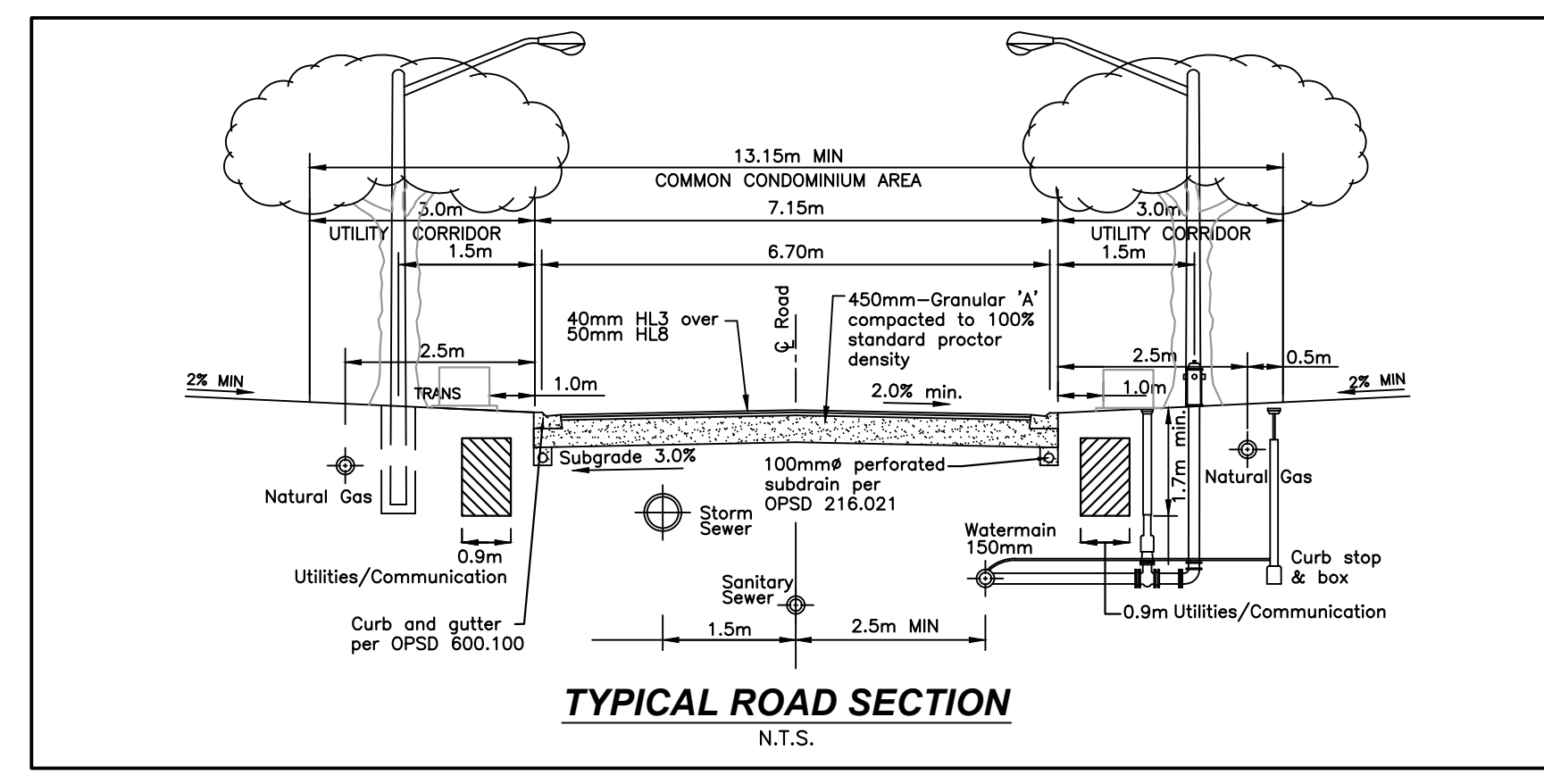
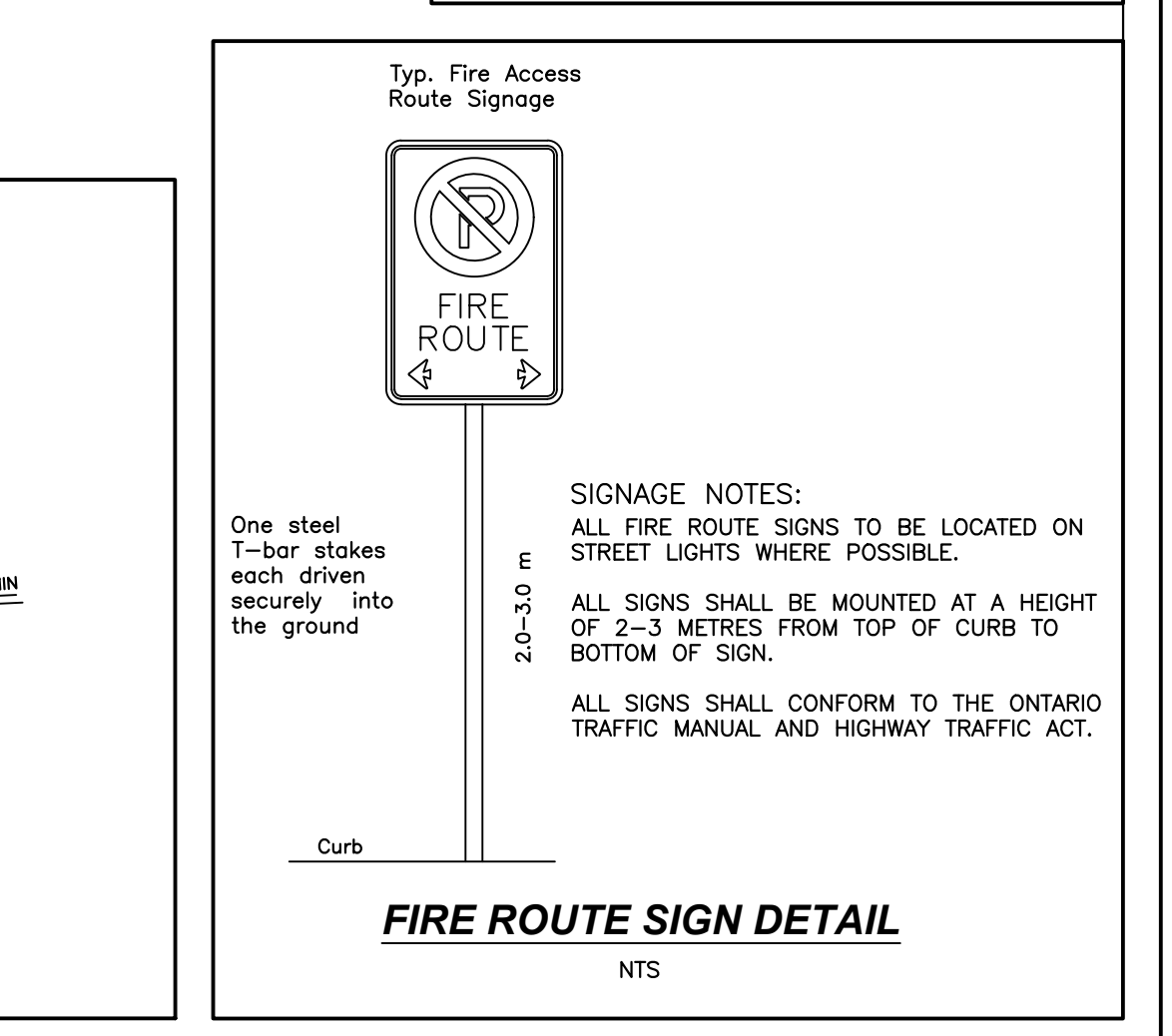
LAND USE SCHEDULE - ZBL 2140(97)

	m ² (ha.)	% PROV.	% REQ.
BUILDING	2,761.27 (0.28)	38.27	40% MAX.
DRIVEWAY/PARKING	1,718.18 (0.17)	23.82	-
LANDSCAPING/OPEN SPACE	2,735.09 (0.27)	37.91	25% MIN.
TOTAL	7,214.54 (0.72)	100.0	

UNITS = 15
DEVELOPABLE AREA = 0.72 ha.
DEVELOPABLE DENSITY = 20.83u/Ha
MINIMUM PARKING SPACE PER DWELLING UNIT = 1.5 SPACES
REQUIRED = 22.5 SPACES
PROPOSED = 31 SPACES
MIN. PRIVACY AREAS PER TOWNHOUSE DWELLING REQUIRED = 18.5m²
PROVIDED (Rear Yard) = 32.46m²

LEGEND

- HYD EX HYDRANT
- CB EX CATCHBASIN
- MH EX MANHOLE
- HP EX HYDRO POLE
- SHORT IRON BAR
- - - EX CHAINLINK FENCE
- - - PROPOSED 1.8m PRIVACY FENCE
- FRS PROPOSED FIRE ROUTE SIGN
- - - PROPOSED C.L. FIRE ROUTE
- 6.0m WIDE FIRE ROUTE
- PROPOSED COMMUNITY MAILBOX



NOTES:

#	REVISION	DATE	INIT
1	REVISED PER CITY & PUBLIC COMMENT	2021-07-15	M.K.
0	ISSUED FOR APPROVAL	2021-05-20	M.K.

DRAFTING
M.K.

DESIGN
M.H.

CHECKED BY
C.R.

APPROVED BY
M.H.

OWNER
ANTHONY DIFRUSCIA
215 ST. DAVID'S ROAD
THOROLD, ON
L2V 2M2

CONSULTANT FILE No. 1973
DATE 2021-05-13
PRINTED 2021-07-19
SCALE 1:250 m

205 ST. DAVID'S ROAD
CITY OF THOROLD

SITE PLAN

REF No.
DWG No. 1973-SP
REV 1