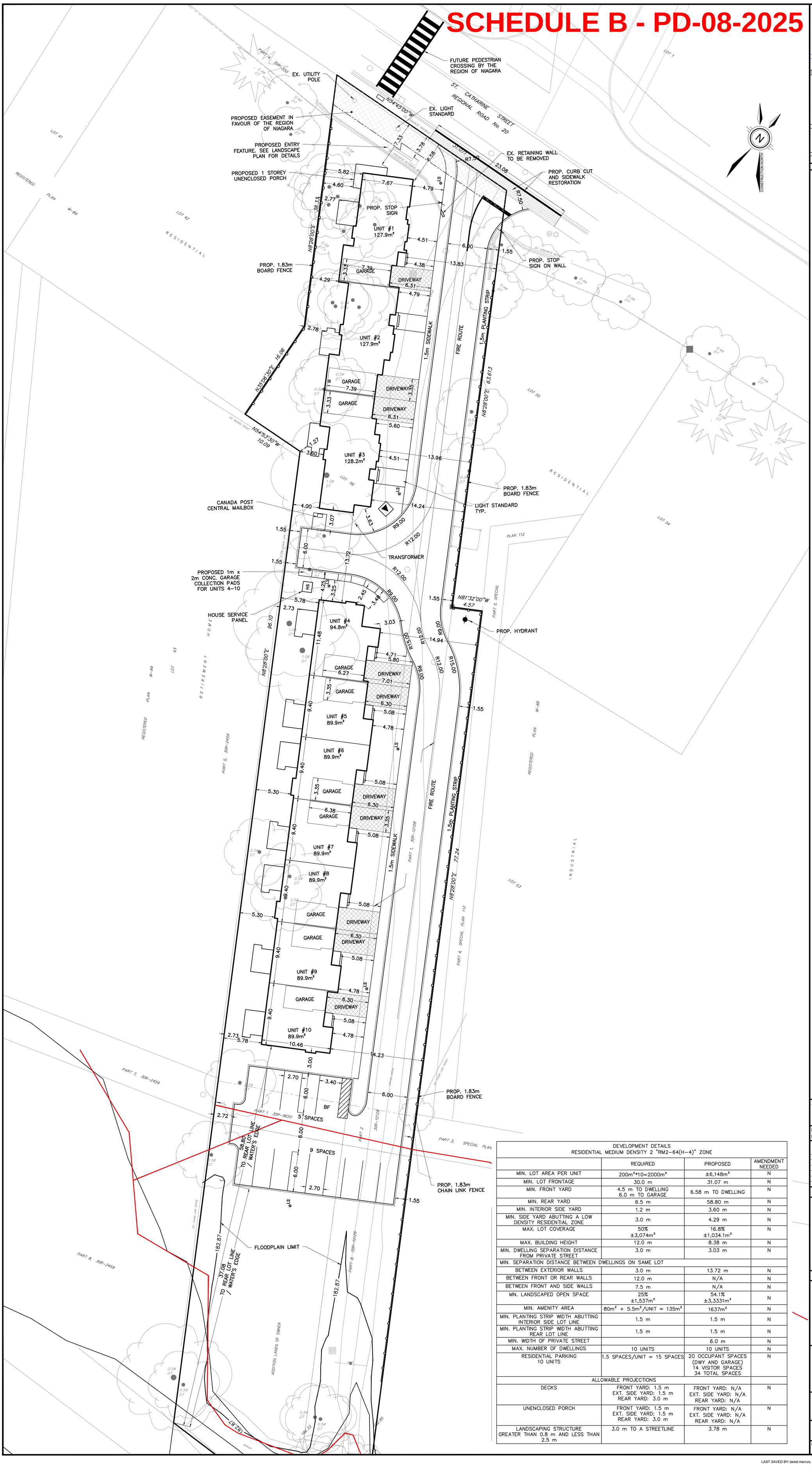
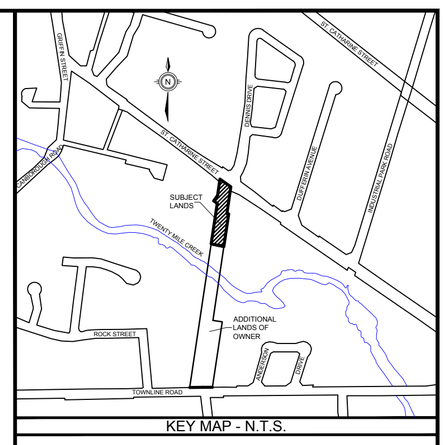
SCHEDULE B - PD-08-2025





LEGEND

NOT FOR CONSTRUCTION

SOURCE:
TOPOGRAPHIC BOUNDARY AND SURVEY INFORMATION OBTAINED FROM ASHENHURST NOUWENS LIMITED, DATED OCTOBER 18, 2013, DRAWING NO. 13262.

BENCHMARK
ELEVATIONS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF LOT 56, AS SHOWN ON REGISTERED PLAN M-88, HAVING A BEARING OF N8°28'00"E.
TOP NUT OF FIRE HYDRANT, OPPOSITE LOT 20.
ELEVATION = 186.12m

SCALE
3 0 5 10
1:250 (m)

DESIGN BY: J. MARCUS	CHECKED BY: J.ARIENS
DRAWN BY: J. MARCUS	DATE: 2018-10-23

#	DATE	BY	DESCRIPTION
4	2023-05-17	JM	THIRD SITE PLAN SUBMISSION
3	2022-06-24	JM	SECOND SITE PLAN SUBMISSION
2	2021-10-12	JM	FIRST SITE PLAN SUBMISSION
1	2018/10/24	JM	PRE-CONSULTATION MEETING

DRAWING ISSUE RECORD

MICHAEL CROUGH — REGISTERED PROFESSIONAL PLANNER — R.P.P. — INSTITUT PROFESSIONNEL DES PLANIFICATEURS DIPLÔMÉS — PROFESSIONAL PLANNERS INSTITUTE — INSTITUTE OF PROFESSIONAL PLANNERS PROFESSIONNELS DE L'ONTARIO

APPROVALS

IBI GROUP
200 East Wing-360 James Street North
Hamilton ON L8L 1H5 Canada
tel 905 546 1010 fax 905 546 1011
ibigroup.com

LOT 20, PART OF LOTS 56 & 57,
REGISTERED PLAN M-88,
TOWNSHIP OF WEST LINCOLN,
REGIONAL MUNICIPALITY OF NIAGARA

CROSSINGS ON THE TWENTY NORTH
DEHAAN HOMES INC.

SITE PLAN

FILE NUMBER:	SHEET NUMBER:
118800	SP

DEVELOPMENT DETAILS RESIDENTIAL MEDIUM DENSITY 2 "RM2-64(H-4)" ZONE			
	REQUIRED	PROPOSED	AMENDMENT NEEDED
MIN. LOT AREA PER UNIT	200m²*10=2000m²	±6,148m²	N
MIN. LOT FRONTAGE	30.0 m	31.07 m	N
MIN. FRONT YARD	4.5 m TO DWELLING 6.0 m TO GARAGE	6.58 m TO DWELLING	N
MIN. REAR YARD	6.5 m	58.80 m	N
MIN. INTERIOR SIDE YARD	1.2 m	3.60 m	N
MIN. SIDE YARD ABUTTING A LOW DENSITY RESIDENTIAL ZONE	3.0 m	4.29 m	N
MAX. LOT COVERAGE	50% ±3,074m²	16.8% ±1,034.1m²	N
MAX. BUILDING HEIGHT	12.0 m	8.38 m	N
MIN. DWELLING SEPARATION DISTANCE FROM PRIVATE STREET	3.0 m	3.03 m	N
MIN. SEPARATION DISTANCE BETWEEN DWELLINGS ON SAME LOT			
BETWEEN EXTERIOR WALLS	3.0 m	13.72 m	N
BETWEEN FRONT OR REAR WALLS	12.0 m	N/A	N
BETWEEN FRONT AND SIDE WALLS	7.5 m	N/A	N
MN. LANDSCAPED OPEN SPACE	25% ±1,537m²	54.1% ±3,3331m²	N
MIN. AMENITY AREA	80m² + 5.5m²/UNIT = 135m²	1637m²	N
MIN. PLANTING STRIP WIDTH ABUTTING INTERIOR SIDE LOT LINE	1.5 m	1.5 m	N
MIN. PLANTING STRIP WIDTH ABUTTING REAR LOT LINE	1.5 m	1.5 m	N
MIN. WIDTH OF PRIVATE STREET		6.0 m	N
MAX. NUMBER OF DWELLINGS	10 UNITS	10 UNITS	N
RESIDENTIAL PARKING 10 UNITS	1.5 SPACES/UNIT = 15 SPACES	20 OCCUPANT SPACES (DWY AND GARAGE) 14 VISITOR SPACES 34 TOTAL SPACES	N
ALLOWABLE PROJECTIONS			
DECKS	FRONT YARD: 1.5 m EXT. SIDE YARD: 1.5 m REAR YARD: 3.0 m	FRONT YARD: N/A EXT. SIDE YARD: N/A REAR YARD: N/A	N
UNENCLOSED PORCH	FRONT YARD: 1.5 m EXT. SIDE YARD: 1.5 m REAR YARD: 3.0 m	FRONT YARD: N/A EXT. SIDE YARD: N/A REAR YARD: N/A	N
LANDSCAPING STRUCTURE GREATER THAN 0.8 m AND LESS THAN 2.5 m	3.0 m TO A STREETLINE	3.78 m	N

FILE:J:\118800_CrossingsNrt\5.9 Drawings\59pln\current\118800SP.dwg LAYOUT:Site Plan
LAST SAVED BY:Jared.marcus, Tuesday, May 16, 2023 3:10:08 PM PLOTTED BY:Jared Marcus Wednesday, May 17, 2023 12:36:29 PM