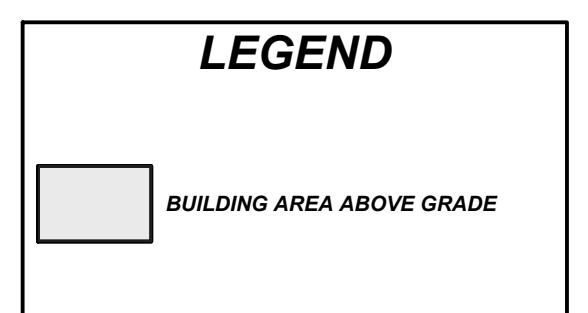


## **LEGAL DESCRIPTION**

***PART OF THE LANE AT THE REAR OF LOTS 145-148;  
LOTS 144, 145, 146, 147***

**LOTS 144, 145, 146, 147  
PART OF LOTS 142, 143, 148 and 149,  
PLAN 294**

**GEOGRAPHIC TOWNSHIP OF STAMFORD  
NOW IN THE CITY OF NIAGARA FALLS  
REGIONAL MUNICIPALITY OF NIAGARA**



STATE STATISTICS - NORTH PARCEL

AREA	m <sup>2</sup>	Ha.	% COVERAGE
ING (EXCLUSIVE ROAD WIDENING)	1,825.09	0.182	84.99
ANDSCAPING	20.96	0.003	0.98
AD WIDENING	301.37	0.030	14.03
TOTAL	2147.42	0.215	100.00

STATE STATISTICS - SOUTH PARCEL

AREA	m <sup>2</sup>	Ha.	% COVERAGE
ING (EXCLUSIVE ROAD WIDENING)	1208.70	0.121	81.07
ANDSCAPING	47.59	0.005	3.19
AD WIDENING	234.67	0.023	15.74
TOTAL	1490.96	0.149	100.00
OPABLE AREA UDING ROAD WIDENING)			0.126 Ha.
<b>AL SITE AREA</b>	<b>3638.38</b>	<b>0.364</b>	
<b>AL DEVELOPABLE AREA</b>			<b>0.311 Ha</b>



REQUIRED		PROVIDED
S UNDER PRIVATE AND MUNICIPAL OWNERSHIP, THE SUBJECT LANDS ARE TO BE FOR PURPOSE OF IMPLEMENTATION. CONSISTENT WITH THIS APPROACH, THE REQUIRED DISTANCES ARE DEFINED AS FOLLOWS:		
FRONT YARD – BENDER STREET		
CAR YARD – EASTERN LOT LINE		
YARD – NORTHERN / SOUTHERN LOT LINES		
6m	93.38m	
11.5m from centreline	11.83m	
3.0m	0.49m	
NOT REQUIRED	0m	
70%	97.43%	
12m, as measured from Palmer Ave	74.45m (PALMER)	
HOTEL – 1 space per every 1.25 rooms RESTAURANT (ancillary to hotel) – None RETAIL (ancillary to hotel) – None	402 ROOMS / 1.25 = 321.6 (321 REQUIRED) 320 SPACES PROVIDED (includes 12 accessible)	
spaces plus 1 additional for each 9,300m <sup>2</sup> of floor area over the initial 9,300m <sup>2</sup> (7 required)	7 SPACES	
400m <sup>2</sup>	133.72m <sup>2</sup>	
3530m <sup>2</sup>	256.23m <sup>2</sup>	

<b>TRACTION LLS PLAN</b>	CONSULTANT FILE No.	1901
	DATE	2019-11-12
	PRINTED	2024-02-20
	SCALE	1:300 m
	REF No.	
	DWG No.	REV <b>1901-SP</b> <b>0</b>

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.

DRAFTING  
KA/  
DESIGN  
C.  
CHECKED  
M.  
APPROVE

# **GREAT LAKES ENTERTAINMENT CANADA LTD**

# **BENDER STREET ATTRACTION**

## **CITY OF NIAGARA FALLS**

## **PRELIMINARY SITE PLAN**