

PART OF LOT 16, PLAN NS37

IN THE GEOGRAPHIC CITY OF NIAGARA FALLS
REGIONAL MUNICIPALITY OF NIAGARA

METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE
BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE EAST LIMIT OF JUBILEE DRIVE AS SHOWN ON PLAN NS 37 HAVING A BEARING OF N35°02'30"E.

LEGEND

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR (25mmX25mmX120cm)
- SSIB DENOTES SHORT STANDARD IRON BAR (25mmX25mmX60cm)
- IB DENOTES IRON BAR (15mmX15mmX60cm)
- IB# DENOTES ROUND IRON BAR (20mm DIA X 60cm)
- CC DENOTES CUT CROSS
- CP DENOTES CONCRETE PIN
- PB DENOTES PLASTIC BAR
- WT DENOTES WITNESS
- OJ DENOTES ORIGIN UNKNOWN
- PIN DENOTES PROPERTY IDENTIFIER NUMBER
- (567) DENOTES R. BLAKE ERWIN O.L.S.
- P1 DENOTES PLAN NS-37
- P2 DENOTES PLAN BY D. G. URE O.L.S. DATED APRIL 21, 1975
- AC DENOTES AIR CONDITIONER
- BF DENOTES BOARD FENCE
- GM DENOTES GAS METER
- HM DENOTES HYDRO METER
- N=NORTH, S=SOUTH, E=EAST, W=WEST
- R=RADIUS, A= ARC, C=CHORD

GENERAL NOTES:

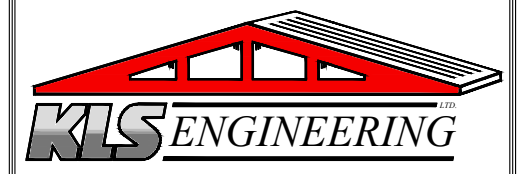
1. DO NOT SCALE DRAWINGS.
2. ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
3. ANY ERRORS / OMISSIONS / CHANGES TO BE REPORTED TO THE ENGINEER PRIOR TO AND DURING CONSTRUCTION.
4. ALL WORK TO CONFORM TO O.B.C. 2024
5. BEFORE STARTING WORK THE CONTRACTOR SHALL DETERMINE THE POSITION OF THE POLE LINES, WATER MAINS AND OTHER OVERHEAD AND UNDERGROUND UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
6. CURB/GUTTER RESTORATION AS PER HCDC SEC. G5.00 (OPSD 600.020) OR MATCH EXISTING CURB PROFILE

SITE STATISTICS

ITEM	REQUIRED	PROPOSED
ZONING CATEGORY	R1E	R1E
LOT AREA	450.00 m ²	656.70 m ²
LOT COVERAGE	45%	19%
FRONT YARD	6.00 m	4.50 m
REAR YARD	7.50 m	12.22 m
INTERIOR SIDE YARD	1.20 m	1.70 m
EXTERIOR SIDE YARD	4.50 m	6.67 m
MAX. HEIGHT OF BUILDING	10.00 m	9.14 m
MAX. PARKING AREA COVERAGE	30%	14%
MAX. PARKING AREA COVERAGE IN EXTERIOR SIDE YARD	67% OR 50 m ²	39% (42 m ²)
MIN. LANDSCAPED OPEN SPACE	30%	66%

BUILDINGS

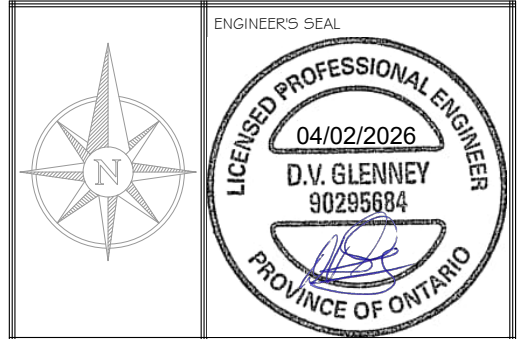
ITEM	AREA	HEIGHT	SIDEYARD SETBACK
DWELLING	92.76 m ²	9.14 m	1.70 m
SHED 1	3.16 m ²	2.56 m	0.36 m
SHED 2	6.32 m ²	2.46 m	0.36 m
SHED 3	6.32 m ²	2.46 m	0.33 m
SHED 4	6.52 m ²	2.59 m	0.31 m
SHED 5	6.79 m ²	2.56 m	9.16 m
TOTAL	121.87 m ²	-	-



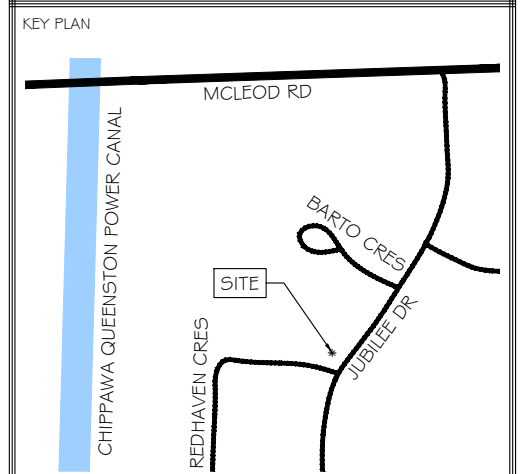
1333 HIGHWAY #3
DUNNVILLE, ONTARIO
N1A 2W7
phone: (905) 774-4307

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER TO BE USED ONLY FOR THE PROJECT FOR WHICH THEY WERE ISSUED.

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SCALE 1:150 METERS



THIS SITE PLAN WAS PREPARED FROM SURVEY INFORMATION OBTAINED FROM:

RASCH # HYDE LTD.
ONTARIO LAND SURVEYORS
P.O. BOX 6, 1333 HIGHWAY #3
EAST, UNIT B
DUNNVILLE, ONTARIO N1A 2X1
TEL (905) 774-7188
SURVEY No. 26F007

#	PURPOSE OF ISSUE	DATE OF ISSUE	BY
4			
3			
2	REV'D AS PER COMMENTS	APR 2/26	LF
1	REV'D AS PER COMMENTS	APR 1/26	MS
0	ISSUED FOR APPROVAL	MAR 13/26	LF

BRANDON ST. ANGELO
RESIDENTIAL
ADDITION
7373 REDHAVEN CRES
NIAGARA FALLS, ON
L2G 7H7

DRAWING
SITE PLAN

AS NOTED FILE NO. S-26-050

DRAWING FILE DRAINAGE:2024/S-26-050-2 - ST. ANGELO, BRANDON - SITE PLAN.dwg

DRAWN BY LF
START DATE MARCH 13, 2026
SHEET 1 OF 1
DRAWING NUMBER C-1

