

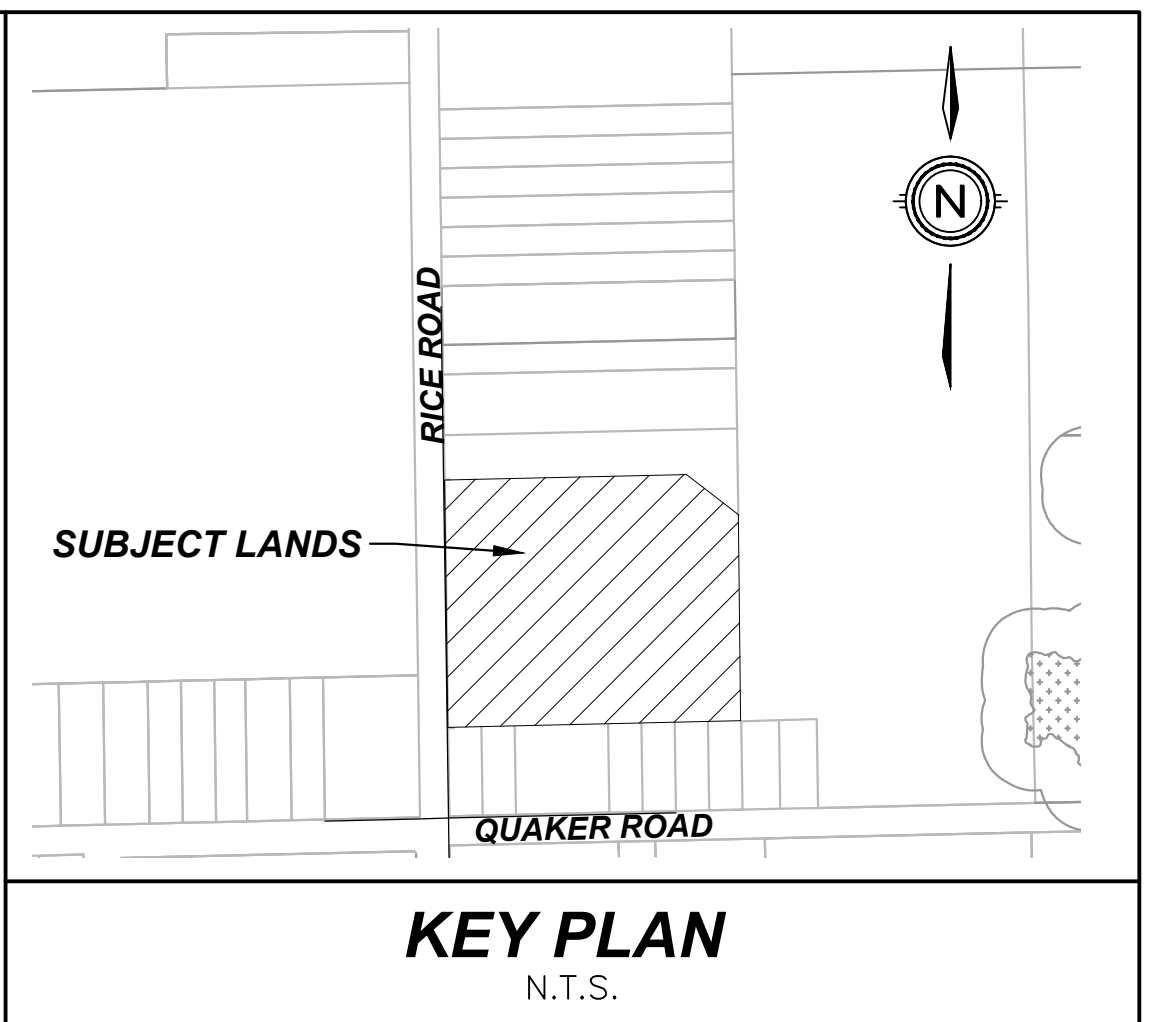
# 450 RICE ROAD CITY OF WELLAND

## LEGAL DESCRIPTION

PART OF TOWNSHIP LOT 174  
GEOGRAPHIC TOWNSHIP OF THOROLD  
NOW IN THE CITY OF WELLAND  
REGIONAL MUNICIPALITY OF NIAGARA

## SITE STATISTICS

AREA	ha	% COVERAGE
BUILDING (139 UNITS)	1.262	38.15
ROADWAY/PARKING	0.962	29.08
LANDSCAPE	1.084	32.77
<b>TOTAL</b>	<b>3.308</b>	<b>100.00</b>
DENSITY		42.01 un/ha



### ZONING MATRIX

PROVISION	BY-LAW 2017-117	PROVIDED	PROPOSED
<b>BLOCK TOWNS</b>			
MIN. LOT FRONTAGE	30m	171.02m	NO CHANGE
MIN. LOT AREA	N/A	N/A	N/A
MIN. FRONT YARD	4.5m (DWELLING) 6.0m (GARAGE)	4.55m (DWELLING) 6.0m (GARAGE)	3.0m (DWELLING) NO CHANGE
MIN. INTERIOR SIDE YARD	1.0m, 0.0m ALONG A COMMON PARTY WALL	3.0m, 0.0m ALONG A COMMON PARTY WALL	(NO CHANGE) NO CHANGE
MIN. EXTERIOR SIDE YARD	1.0m	1.5m	(NO CHANGE)
MIN. REAR YARD	6.0m	6.02m	(NO CHANGE)
MAX. BUILDING HEIGHT	11m (3 STOREYS)	2-STOREYS	(3 STOREYS) NO CHANGE
MIN. LANDSCAPED AREA	20%	32.77%	(NO CHANGE)
MAX. LOT COVERAGE	55%	38.15%	(NO CHANGE)

### ZONING MATRIX

PROVISION	BY-LAW 2017-117	PROVIDED	PROPOSED
<b>MULTIPLE DWELLING BACK-TO-BACK</b>			
MIN. LOT FRONTAGE	15m	171.02m	15m (NO CHANGE)
MIN. LOT AREA	N/A	N/A	N/A
MIN. FRONT YARD	4.5m	7.22m	3.0m
MIN. INTERIOR SIDE YARD	3.0m	47.53m	NO CHANGE
MIN. EXTERIOR SIDE YARD	4.0m	N/A	NO CHANGE
MIN. REAR YARD	7.5m	45.65m	NO CHANGE
MAX. BUILDING HEIGHT	20m (6 STOREYS)	3-STOREYS	NO CHANGE
MIN. LANDSCAPED AREA	20%	32.77%	NO CHANGE
MAX. LOT COVERAGE	55%	38.15%	NO CHANGE

### ZONING MATRIX

PROVISION	BY-LAW 2017-117	PROVIDED	PROPOSED
<b>SECTION 5 GENERAL PROVISIONS</b>			
(a) OPEN OR ROOFED PORCHES AND STAIRS MAY PROJECT 1.5m INTO ANY REQUIRED FRONT OR EXTERIOR SIDE YARD AND 3.0m INTO ANY REAR YARD PROVIDED THE STRUCTURE IS NOT HIGHER THAN 1.5m FROM GRADE		(a) 1.5m (FRONT OR EXTERIOR) 3.0m (REAR YARD)	(a) 1.5m (NO CHANGE) 3.0m (NO CHANGE) (d) N/A
(d) DECKS MAY PROJECT INTO ANY REQUIRED FRONT OR EXTERIOR SIDE YARD A DISTANCE OF NOT MORE THAN 1.5m PROVIDED SAID STRUCTURE IS NOT HIGHER THAN 4m FROM GRADE		(d) 1.5m (FRONT OR EXTERIOR)	(d) N/A
<b>SECTION 6 PARKING REGULATIONS</b>			
(SECTION 6.1.6.b) WHERE A PARKING SPACE IS LOCATED ABUTTING OR NEAR A WALL, COLUMN OR OTHER SIMILAR SURFACE THAT OBSTRUCTS OPENING OF THE DOORS OF THE PARKED VEHICLE OR LIMITS ACCESS TO A PARKING SPACE, MIN WIDTH OF THE PARKING SPACE SHALL BE INCREASED BY 0.3m FOR EACH SIDE THAT IS OBSTRUCTED		2.75m X 5.5m GARAGE HAS TWO OBSTRUCTIONS (0.3X2) = 3.35m X 5.5m	3.18m X 6.30m (BLOCK TOWNHOUSE) DELETE
(SECTION 6.1.6.b) REQUIRED PARKING	1 SPACE PER RESIDENTIAL UNIT (139 UNITS)	193 SPACES (INCLUDES 2 ACCESSIBLE SPACES)	1 SPACE PER RESIDENTIAL UNIT (NO CHANGE)
(SECTION 6.7.1) NUMBER OF REQUIRED BICYCLE PARKING SPACES: IF A LOT IS ZONED A RESIDENTIAL, MIXED USE, COMMERCIAL, INDUSTRIAL OR INSTITUTIONAL ZONE, BICYCLE PARKING SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 6.7.1	APARTMENT DWELLING, MULTIPLE DWELLING, RETIREMENT HOME 0.25 SPACES PER DWELLING UNIT REQUIRED	0 PROVIDED	DELETE



DRAWING TITLE	DRAFTING	TA
<b>SITE PLAN OF VACANT LAND CONDOMINIUM</b>	DATE	NOVEMBER 1, 2024
	PRINTED	NOVEMBER 1, 2024
SCALE		1:400
DWG No.		2201-SP
REV		0

#	ISSUED FOR SUBMISSION	2024-11-01	TA
#	REVISION	DATE	INIT