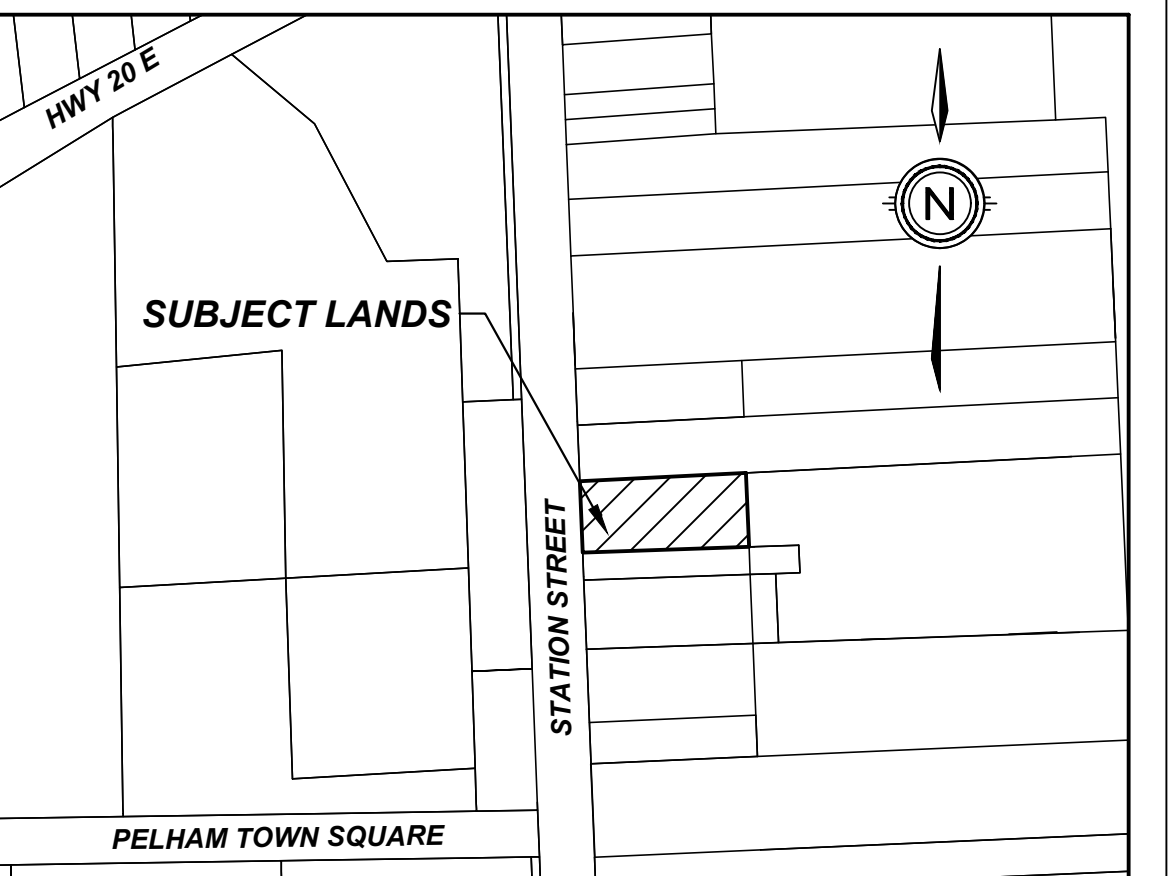


OWNER'S NAME  
SIGNATURE  
**THE TOWN OF PELHAM**  
CLERK MAJOR  
DATE

NOTE: THE DIMENSIONS, AREAS, AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE SLIGHTLY ALTERED IN THE FINAL DESIGN, PROVIDING THE INTENT AND PURPOSE OF THE ORIGINAL PLAN IS MAINTAINED AND ALL RELEVANT ZONING PROVISIONS COMPLIED WITH. FURTHER AND NOTWITHSTANDING ANYTHING SHOWN ON THIS PLAN TO THE CONTRARY, ALL SITE SERVING, GRADING, AND DRAINAGE SHALL BE IN ACCORDANCE WITH PLANS FILED IN THE CITY ENGINEER'S OFFICE AND APPROVED BY THE ENGINEER.

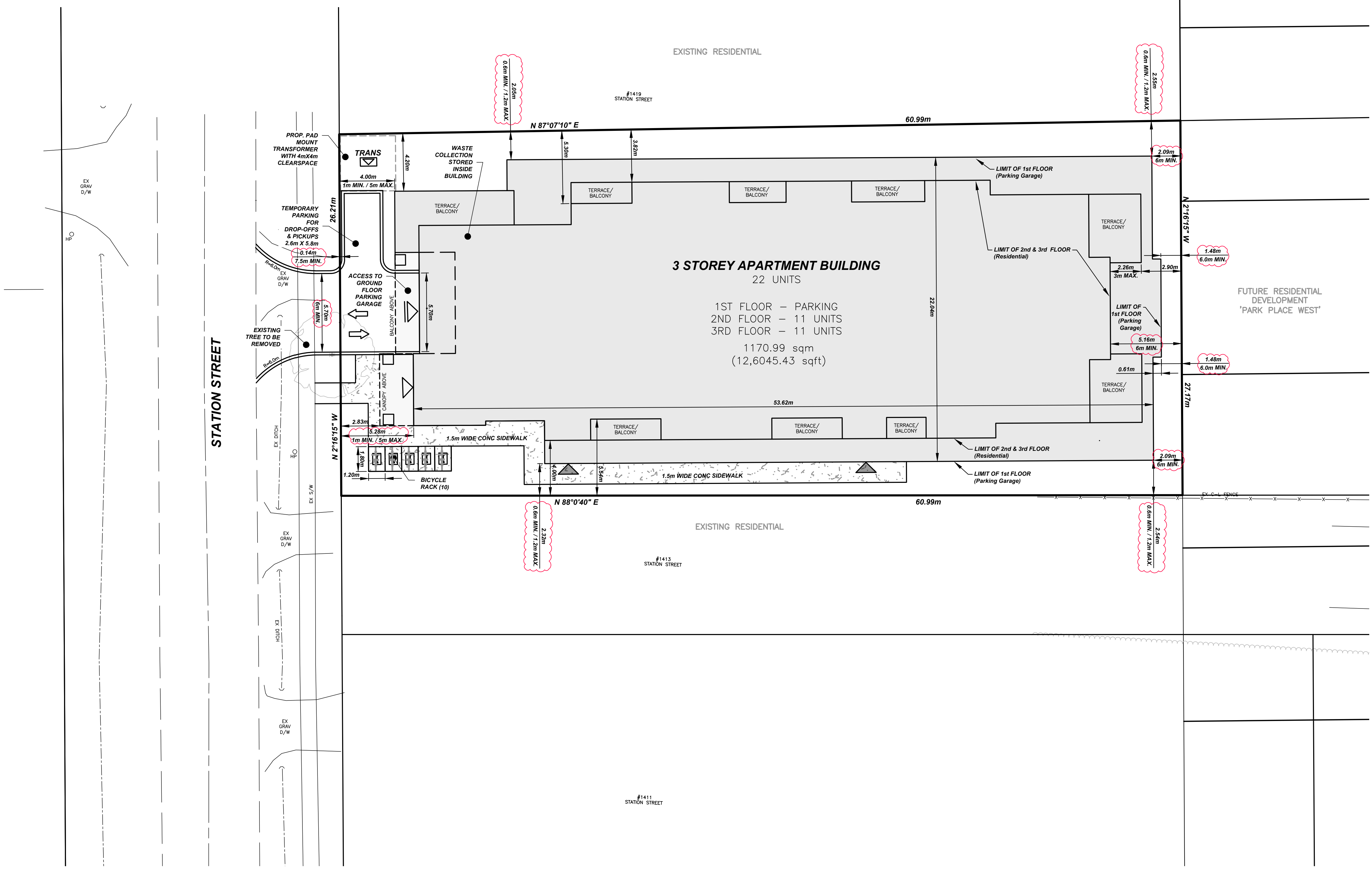
**LEGEND**

WV	EX WATER VALVE
HYD	EX HYDRANT
CB	EX CATCHBASIN
MH	EX MANHOLE
HP	EX HYDRO POLE
SIB	SHORT IRON BAR
LS	EX LIGHT STANDARD
◀	FIRE EXIT
◻	DOOR
◻	OVERHEAD DOOR



**KEY PLAN**  
N.T.S.

**LEGAL DESCRIPTION**  
PART OF LOT 9, REGISTERED PLAN No. 717  
TOWN OF PELHAM  
REGIONAL MUNICIPALITY OF NIAGARA



**ZONING MATRIX**

PROVISION	VILLAGE COMMERCIAL (VC)	PROVIDED
Permitted Uses: Apartment Dwelling		
Building Height	Max. 9m and 2 Storeys	12.11m / 3 STOREYS
Front Yard Setback	1.0-5.0m from front lot line	5.28m
Side Yards	Min. Side yard shall be 0.6m and a Max. of 1.2m.	Min. 2.05m (Max. 2.55m)
	Min. side yard with a driveway is 3.0m unless shared.	N/A
	Main corner side wall shall be built within 1-5.0m of the exterior side lot line.	N/A
Rear Yard	Min. rear yard setback shall be 6.0m.	1.48m
Retail Frontage	Max. retail frontage of individual businesses shall not exceed 14.0m	N/A
Retail Store GFA	Max. retail GFA of individual businesses shall not exceed 500m²	N/A
First Floor Window Height	0.3m - 0.6m	TBD
First Floor Glazing	Shall be minimum 50% of front wall, except for standalone residential uses, where there is no glazing requirement	N/A
First Floor Height	Min. 3.0m	3.0m
Landmark Sites	Min. height of Landmark Site shall be 13.0m or 3 storeys, whichever is greater and the Max. height shall be lesser of 16.0m or 4 storeys. There shall be a min. step back of 2.0m on the 3rd and 4th storey.	N/A

**LAND USE SCHEDULE**

AREA	Ha.	% COVERAGE
APARTMENT BUILDING	0.117	71.78
DRIVEWAY/PARKING	0.004	2.45
LANDSCAPING	0.042	25.77
<b>TOTAL</b>	<b>0.163</b>	<b>100.00</b>

UNITS: 22  
DEVELOPABLE AREA: 0.163 ha  
DENSITY (UNITS/DEVELOPABLE AREA): 134.97 u/ha

PARKING SPACES REQUIRED  
1.25 SPACE PER UNIT (22) = 28 SPACES

ACCESSIBLE SPACES REQUIRED  
26 TO 50 SPACES: 1 TYPE A + 1 TYPE B = 2 SPACES  
PARKING SPACES PROVIDED TOTAL = 28 SPACES (includes 2 accessible spaces)

BICYCLE PARKING REQUIRED:  
SHORT TERM (Min. 6) = 6  
LONG TERM (0.25 per unit) = 6

BICYCLE PARKING PROVIDED:  
SHORT TERM = 10  
LONG TERM = 6

#	REVISION	DATE	INIT

**NOTES:**

- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, 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.
- 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.
- ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING	MK
DESIGN	---
CHECKED BY	---
APPROVED BY	---

**1415 STATION STREET**  
TOWN OF PELHAM  
SITE PLAN

CONSULTANT FILE No. 22242  
DATE 2024-09-06  
PRINTED 2025-01-21  
SCALE 1:150 m  
REF No.  
DWG No. **22242-SP** REV **0**