

1570 NIAGARA STONE ROAD
TOWN OF NIAGARA-ON-THE-LAKE



SITE STATISTICS - PART 1		
AREA	Ha.	% COVERAGE
BUILDING	0.0171	4.74
ROAD/DRIVEWAY/PARKING	0.1322	36.61
LANDSCAPING	0.2118	58.65
TOTAL	0.3611	100.00
UNITS		—
DEVELOPABLE AREA	0.361 Ha.	
DENSITY (UNITS/DEVELOPABLE AREA)		

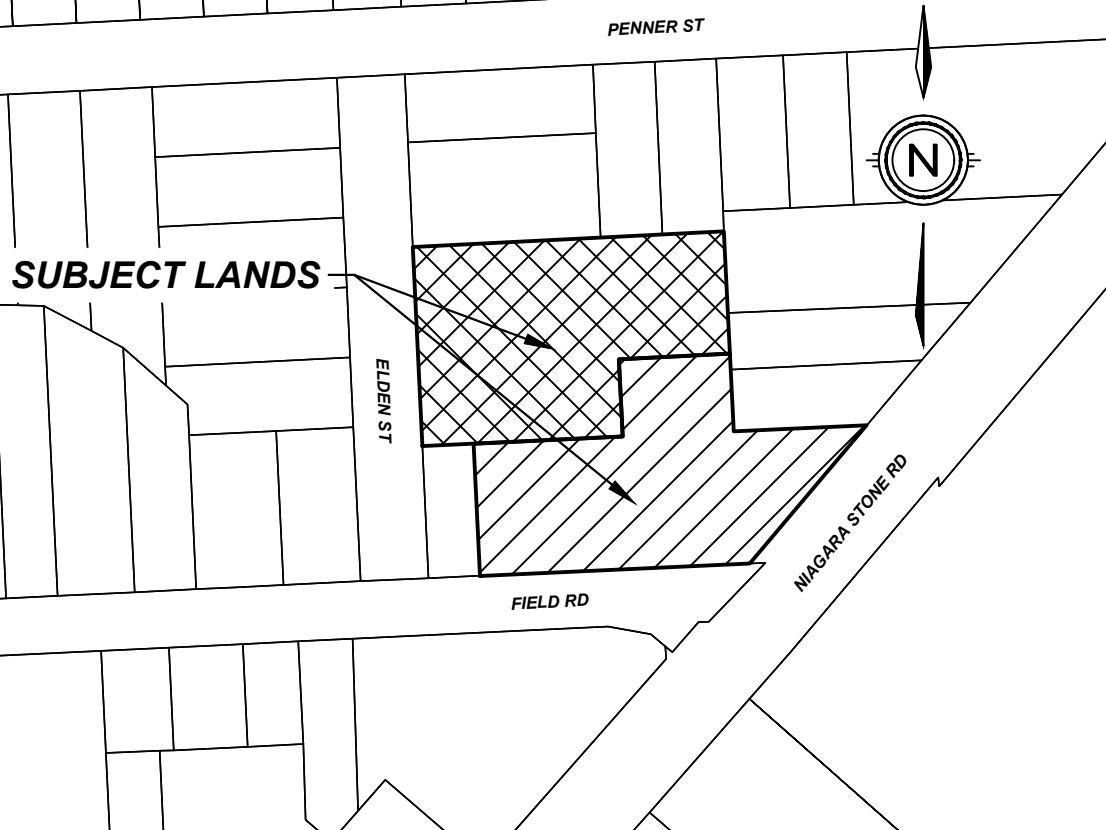
ZONING MATRIX - PART 1		
PROVISION	ZONING RESIDENTIAL (R1)	PROVIDED
PERMITTED USES: SEE SECTION 10.1.1		
MIN. LOT FRONTAGE	18.0m (59ft)	40.80m
MIN. LOT AREA	668m ² (7,190.53ft ²)	3,610.85m ² (38,866.87ft ²)
MAX. LOT COVERAGE	33%	4.74%
MIN. LANDSCAPED OPEN SPACE	30%	58.65%
MIN. FRONT YARD SETBACK	7.5m (24.6ft)	35.23m
MIN. INTERIOR YARD SETBACK	1.5m (5ft) on each side except where no attached garage, the minimum shall be 3m (9.84ft) on one side	6.79m
MIN. EXTERIOR YARD SETBACK	4.5m (14.76ft)	NA
MIN. REAR YARD SETBACK	7.5m (24.6ft)	45.31m
MIN. DWELLING FLOOR AREA	125m ² (1345.53ft ²)	228m ²
MAX. BUILDING HEIGHT	10.0m (32.80ft)	10m
MIN. ACCESSORY BUILDING YARDS SETBACK	1.5m (5ft)	4.38m
MIN. ACCESSORY BUILDING EXTERIOR SIDE YARD SETBACK	4.5m (14.76ft)	NA

SITE STATISTICS - PART 2		
AREA	Ha.	% COVERAGE
BUILDING	0.0872	19.36
ROAD/DRIVEWAY/PARKING	0.2431	53.97
LANDSCAPING	0.1201	26.67
TOTAL	0.4504	100.00
UNITS		—
DEVELOPABLE AREA	0.450 Ha.	
DENSITY (UNITS/DEVELOPABLE AREA)		

ZONING MATRIX - PART 2		
PROVISION	ZONING VILLAGE COMMERCIAL (VC)	PROVIDED
PERMITTED USES: SEE SECTION 10.7.1		
MIN. LOT FRONTAGE	15.0m (49.2ft)	53.62m
MIN. LOT AREA	700m ² (7,534.74ft ²)	4,504.00m ² (48,480.65ft ²)
MAX. LOT COVERAGE	50%	19.36%
MIN. LANDSCAPED OPEN SPACE	20%	26.67%
MIN. FRONT YARD SETBACK	0m (0ft)	4.00m
MIN. INTERIOR YARD SETBACK	4.5m (14.76ft) abutting Residential Zone	2.25m
MIN. EXTERIOR YARD SETBACK	6.0m (19.69ft)	14.36m
MIN. REAR YARD SETBACK	7.5m (24.61ft); 12.0m (39.37ft) abutting Residential Zone	15.99m
MAX. BUILDING HEIGHT	10.5m (34.45ft)	11.91m
MIN. ACCESSORY BUILDING YARDS SETBACK	1.2m (3.94ft)	NA
MIN. ACCESSORY BUILDING EXTERIOR SIDE YARD SETBACK	6.0m (19.69ft)	NA
BUFFER STRIP	3.0m (9.84ft) width abutting Residential Zone	1.45m
OUTSIDE STORAGE IN ACCORDANCE WITH SECTION 6.37		

SITE STATISTICS - PART 4		
AREA	Ha.	% COVERAGE
BUILDING	0.0000	0.00
ROAD/DRIVEWAY/PARKING	0.1060	97.61
LANDSCAPING	0.0026	2.39
TOTAL	0.1086	100.00
UNITS		—
DEVELOPABLE AREA	0.109 Ha.	
DENSITY (UNITS/DEVELOPABLE AREA)		

ZONING MATRIX - PART 4		
PROVISION	ZONING VILLAGE COMMERCIAL (VC)	PROVIDED
PERMITTED USES: SEE SECTION 10.7.1		
MIN. LOT FRONTAGE	15.0m (49.2ft)	18.27m
MIN. LOT AREA	700m ² (7,534.74ft ²)	1,085.68m ² (11,686.15ft ²)
MAX. LOT COVERAGE	50%	0.00%
MIN. LANDSCAPED OPEN SPACE	20%	2.39%
MIN. FRONT YARD SETBACK	0m (0ft)	—
MIN. INTERIOR YARD SETBACK	4.5m (14.76ft) abutting Residential Zone	—
MIN. EXTERIOR YARD SETBACK	6.0m (19.69ft)	—
MIN. REAR YARD SETBACK	7.5m (24.61ft); 12.0m (39.37ft) abutting Residential Zone	—
MAX. BUILDING HEIGHT	10.5m (34.45ft)	—
MIN. ACCESSORY BUILDING YARDS SETBACK	1.2m (3.94ft)	—
MIN. ACCESSORY BUILDING EXTERIOR SIDE YARD SETBACK	6.0m (19.69ft)	—
BUFFER STRIP	3.0m (9.84ft) width abutting Residential Zone	0m
OUTSIDE STORAGE IN ACCORDANCE WITH SECTION 6.37		



KEY PLAN
N.T.S.

LEGAL DESCRIPTION

LOT 39 & 40, PART OF LOTS 34, 35 & 38, PLAN 304 AND
PART OF BLOCK 9, TOWNSHIP PLAN 85
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

PARKING STATISTICS - PART 2

COMMERCIAL
REQUIRED PARKING RATIO & SPACES:
COMMERCIAL USE NOT SPECIFICALLY IDENTIFIED
1 PER 18.5m² GFLA of 4925m²
TOTAL REQUIRED SPACES: 50 SPACES + 3 ACCESSIBLE
PROVIDED PARKING SPACES: 61 SPACES + 3 ACCESSIBLE

LAND USE SCHEDULE

LAND USE	PART	# OF UNITS	AREA(ha)	AREA(%)
FUTURE DEVELOPMENT LAND	PART 1	#	0.3611	38.70%
EXISTING INSTITUTIONAL	PART 2	#	0.4504	48.26%
ROAD WIDENING	PART 3	#	0.0131	1.40%
FUTURE DEVELOPMENT LAND	PART 4	#	0.1086	11.64%
TOTAL		##	0.9332	100.00

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0	ISSUED FOR APPROVAL	2023-05-01	M.K
#	REVISION	DATE	INIT



DRAWING TITLE SITE PLAN FOR REZONING	DRAFTING	AV/MK
	DATE	AUGUST 3, 2021
	PRINTED	MAY 1, 2023
	SCALE	1:300
	DWG No.	21111-SP
	REV	0