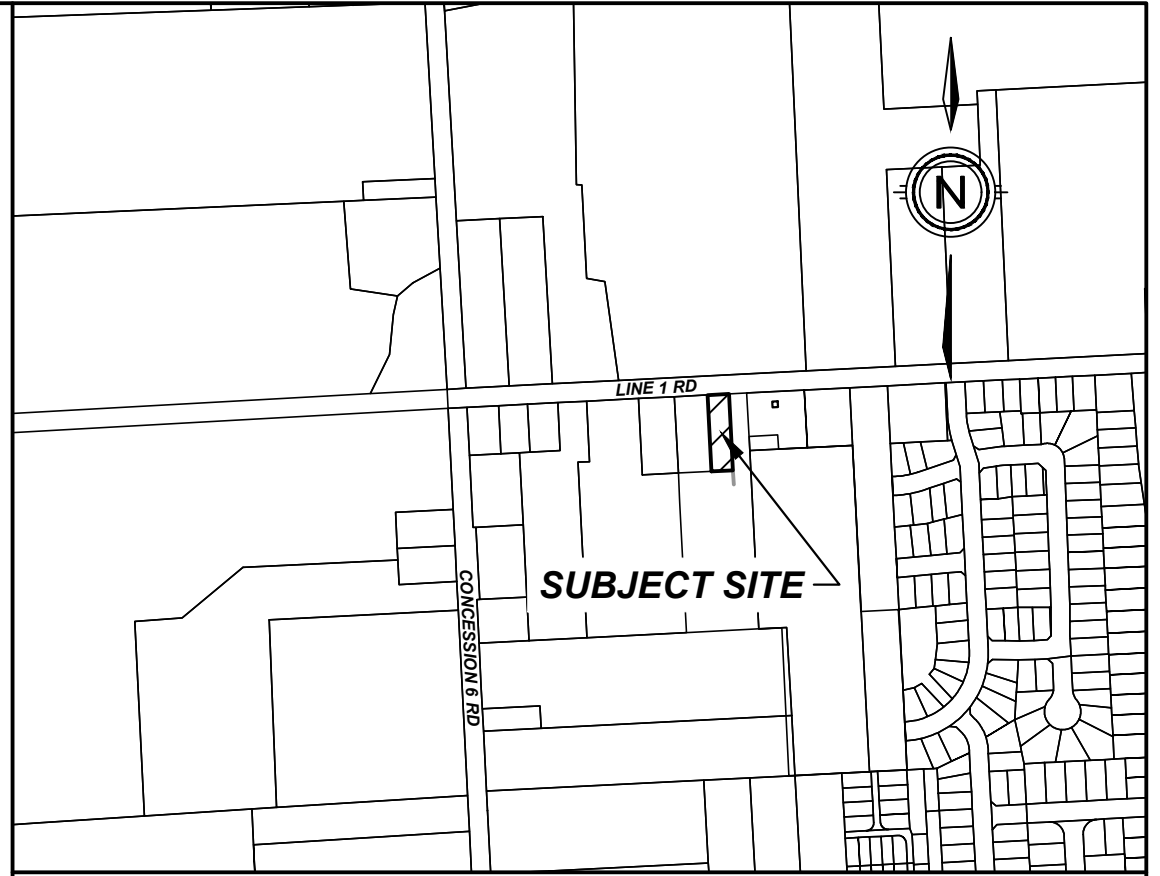
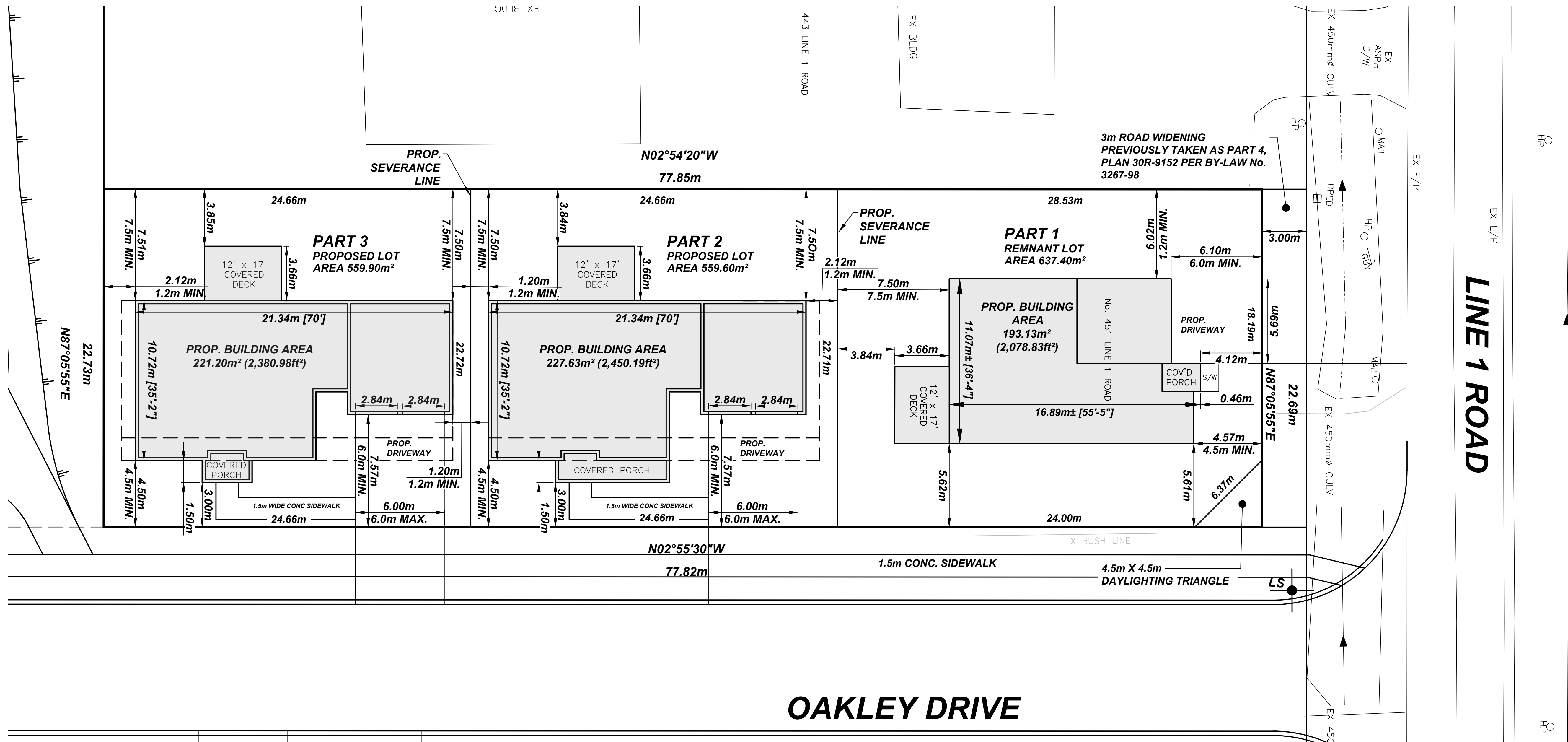


# 451 LINE 1 ROAD

## TOWN OF NIAGARA-ON-THE-LAKE



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

**CONCEPT PLAN**

**LEGAL DESCRIPTION**

PART OF LOT 118  
GEOGRAPHIC TOWNSHIP OF NIAGARA  
NOW IN THE  
TOWN OF NIAGARA-ON-THE-LAKE  
REGIONAL MUNICIPALITY OF NIAGARA

### OAKLEY DRIVE

ZONING MATRIX					
PROVISION	RESIDENTIAL (R2) ZONE	PROPOSED RESIDENTIAL SITE SPECIFIC (R2-XX) ZONE	PROVIDED PART 1 (REMNANT LOT)	PROVIDED PART 2 (PROPOSED LOT)	PROVIDED PART 3 (PROPOSED LOT)
PERMITTED USES:	(a) accessory buildings and structures in accordance with Section 6.1; (b) bed and breakfast establishment in accordance with Section 6.5; (c) cottage rental; (d) group home in accordance with Section 6.20; (e) home occupation or a home profession in accordance with Section 6.23; public use in accordance with Section 5.381; (g) single detached dwelling				
MIN. LOT FRONTAGE	15m (49.21ft)	15m (49.21ft)	22.69m (74.44ft)	24.66m (80.91ft)	24.66m (80.91ft)
MIN. LOT AREA	475m <sup>2</sup> (5,112.86ft <sup>2</sup> )	475m <sup>2</sup> (5,112.86ft <sup>2</sup> )	637.4m <sup>2</sup> (6,860.9ft <sup>2</sup> )	559.6m <sup>2</sup> (6,023.5ft <sup>2</sup> )	559.9m <sup>2</sup> (6,026.7ft <sup>2</sup> )
MAXIMUM LOT COVERAGE	40%	45% + 5% for attached covered and unenclosed porches, decks, and patios	30.30%	40.67%	39.50%
MIN. LANDSCAPED OPEN SPACE	25%	25%	64.25%	51.20%	52.38%
MIN. FRONT YARD	6m (19.69ft)	Building Face 4.5m (14.76ft) Garage Face 6m (19.69ft)	4.57m (14.99ft) 6.10m (20.01ft)	4.5m (14.76ft) 7.57m (24.84ft)	4.5m (14.76ft) 7.57m (24.84ft)
MIN. INTERIOR SIDE YARD	1.2m (3.94ft) on each side; 3m (9.84ft) on one side where no attached garage	1.2m (3.94ft) on each side; 3m (9.84ft) on one side where no attached garage	6.02m (19.75ft)	1.2m (3.94ft)	1.2m (3.94ft)
MIN. EXTERIOR SIDE YARD	4.5m (14.76ft)	4.5m (14.76ft)	5.61m (18.41ft)	N/A	N/A
MIN. REAR YARD	7.5m (24.60ft)	7.5m (24.60ft)	7.5m (24.60ft)	7.5m (24.60ft)	7.5m (24.60ft)
MIN. DWELLING FLOOR AREA	93m <sup>2</sup> (1001.04ft <sup>2</sup> )	93m <sup>2</sup> (1001.04ft <sup>2</sup> )	287.56m <sup>2</sup> (3,089.00ft <sup>2</sup> )	288.88m <sup>2</sup> (3,088.00ft <sup>2</sup> )	288.88m <sup>2</sup> (3,088.00ft <sup>2</sup> )
MAX. BUILDING HEIGHT	10.0m (32.80ft)	10.0m (32.80ft)	7.10m (23.29ft)	7.58m (24.87ft)	7.99m (26.22ft)
MIN. ACCESSORY BUILDING REAR & INTERIOR YARD SETBACK	1.5m (3.28ft)	1.5m (3.28ft)	-	-	-
MIN. ACCESSORY BUILDING EXTERIOR SIDE YARD SETBACK	4.5m (14.76ft)	4.5m (14.76ft)	-	NA	NA
MAX. DRIVEWAY WIDTH	6m (19.69ft)	6m (19.69ft)	5.69m (18.67ft)	6m (19.69ft)	6m (19.69ft)
MAXIMUM PROJECTION OF UNENCLOSED AND UNCOVERED PORCH, DECK, BALCONY, PATIO OR STEPS INTO REQUIRED YARDS	FRONT OR REAR YARD: 1.5m SIDE YARD: 0.6m	FRONT YARD: 1.5m REAR YARD: 3.75m for patios and covered and unenclosed deck SIDE YARD: 0.6m	0.46m 3.66m	1.5m 3.66m	1.5m 3.66m

0	ISSUED FOR APPROVAL	2023-04-26	M.K
#	REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	MK
<b>SEVERANCE CONCEPT PLAN</b>	DATE	NOVEMBER 1, 2022
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	SCALE	1:150
	DWG No.	22225-SCP
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