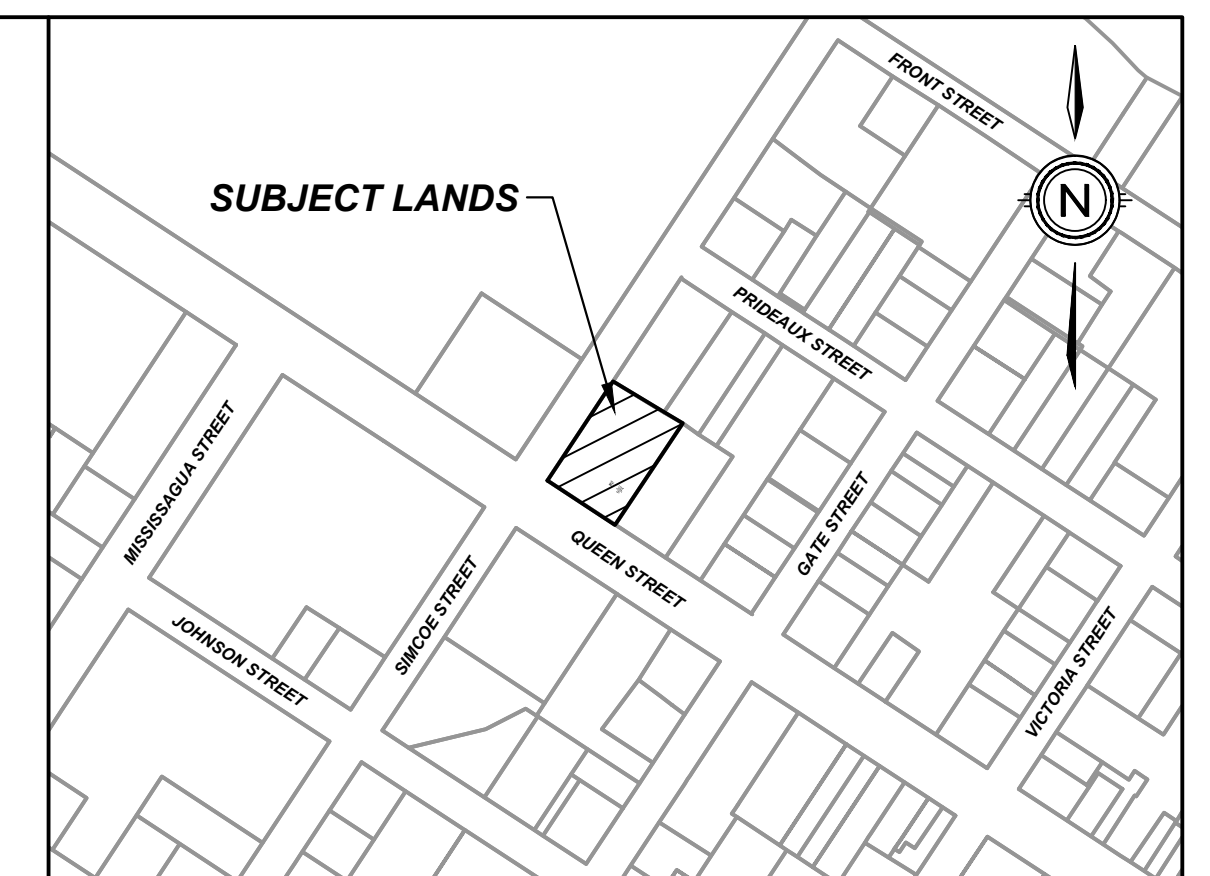
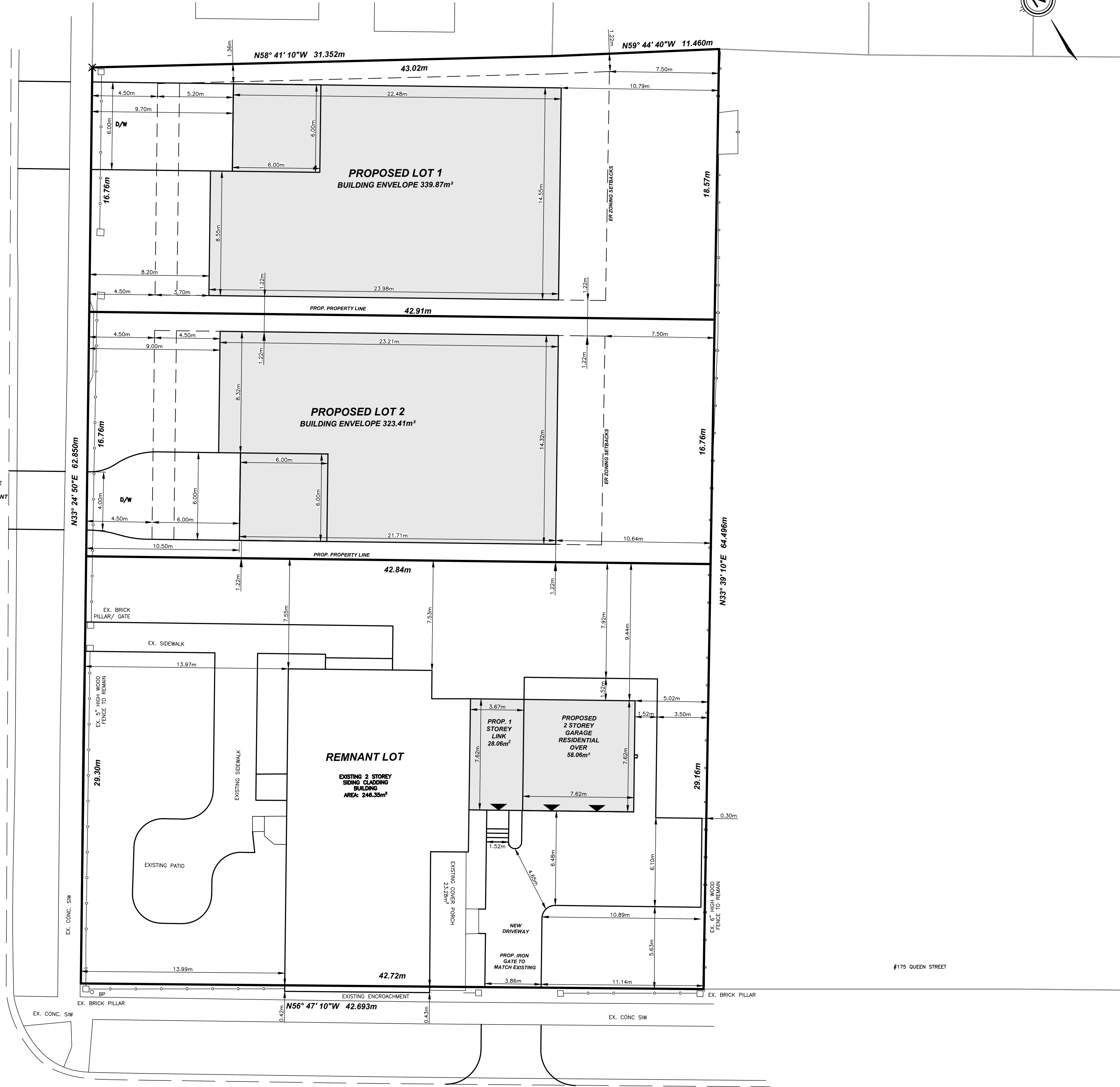
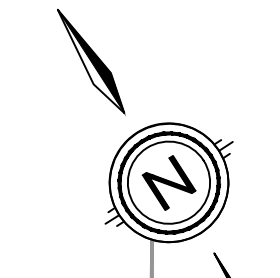


187 QUEEN STREET TOWN OF NIAGARA-ON-THE-LAKE



KEY PLAN
N.T.S.

BASE PLAN

LEGAL DESCRIPTION

LOT 49 & PART OF LOT 50
REGISTERED PLAN No. TP 86
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

**SEC. 7.1.2 ESTABLISHED RESIDENTIAL (ER)
(PROPOSED LOTS)**

PROVISION	REQUIRED	PROVIDED (PROPOSED LOT 1)	PROVIDED (PROPOSED LOT 2)
REQUIRED LOT FRONTAGE AND LOT DEPTH	As existing	Frontage: 16.76m Depth: 42.91m	Frontage: 16.76m Depth: 42.84m
MINIMUM FRONT YARD SETBACK	B) A detached or attached garage shall be setback from the front lot line a minimum of 1.0m greater than building face (including a covered porch) of the main building.	A) 4.5m B) 6.0m	A) 4.5m B) 6.0m
MINIMUM REAR YARD SETBACK		7.5m	7.5m
MINIMUM INTERIOR SIDE YARD		1.22m	1.22m
MAXIMUM BUILDING HEIGHT		10.0m	10.0m
MINIMUM REAR AND INTERIOR SIDE YARD SETBACK FOR ACCESSORY BUILDINGS		1.52m	1.52m
MAXIMUM LOT COVERAGE	33%	45% + 5% FOR COVERED DECKS & PORCHES	45% + 5% FOR COVERED DECKS & PORCHES
MINIMUM LANDSCAPED OPEN SPACE	30%	30.00%	30.00%
MINIMUM EXTERIOR SIDE YARD SETBACK	4.5m	N/A	N/A
MINIMUM ACCESSORY BUILDING EXTERIOR SIDE YARD SETBACK	4.5m	4.5m	4.5m

SEC. 6.36 PARKING REQUIREMENTS

(1) MAXIMUM DRIVEWAY WIDTH	For a single detached dwelling, the driveway or aisle width shall not exceed 6m.	6.0m	4.0m
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**SEC. 7.1.2 ESTABLISHED RESIDENTIAL (ER)
(EXISTING LOT)**

PROVISION	REQUIRED	PROVIDED
REQUIRED LOT FRONTAGE AND LOT DEPTH	As existing	Frontage: 29.30m Depth: 42.68m
MINIMUM FRONT YARD SETBACK	A) 7.5m B) A detached or attached garage shall be setback from the front lot line a minimum of 1.0m greater than building face (including a covered porch) of the main building.	A) 13.97m B) 26.47m
MINIMUM REAR YARD SETBACK		5.02m
MINIMUM INTERIOR SIDE YARD		7.53m
MAXIMUM BUILDING HEIGHT		TBD
MINIMUM REAR AND INTERIOR SIDE YARD SETBACK FOR ACCESSORY BUILDINGS		1.52
MAXIMUM LOT COVERAGE	33%	26.59%
MINIMUM LANDSCAPED OPEN SPACE	30%	48.15%
MINIMUM EXTERIOR SIDE YARD SETBACK	4.5m	-0.43m
MINIMUM ACCESSORY BUILDING EXTERIOR SIDE YARD SETBACK	4.5m	N/A

SEC. 6.38 PARKING REQUIREMENTS

(1) MAXIMUM DRIVEWAY WIDTH	For a single detached dwelling, the driveway or aisle width shall not exceed 6m.	3.86m
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FOR DISCUSSION	2023-08-29	TA
REVISION	DATE	INIT



SITE PLAN	DRAWING TITLE	DRAFTING	TA
		DATE	JANUARY 30, 2023
		PRINTED	JANUARY 30, 2024
		SCALE	1:150
	DWG No.	REV	
	23125-SP	0	