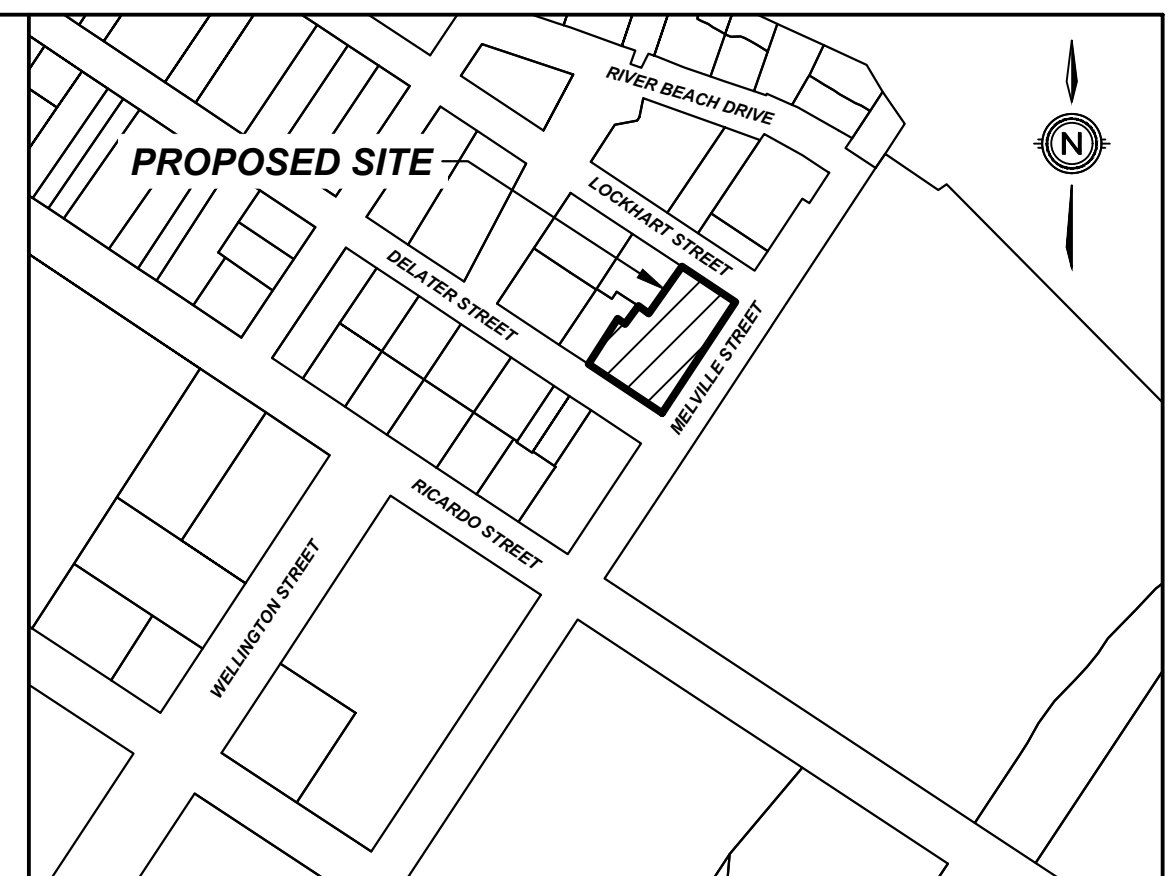
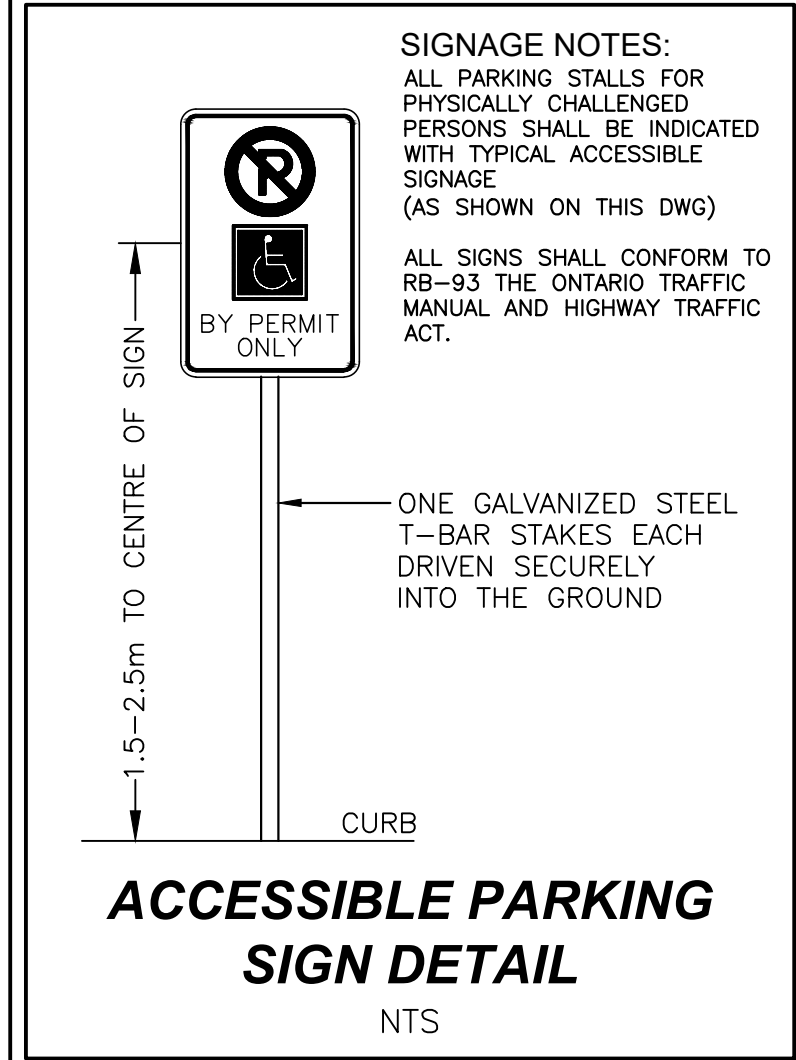
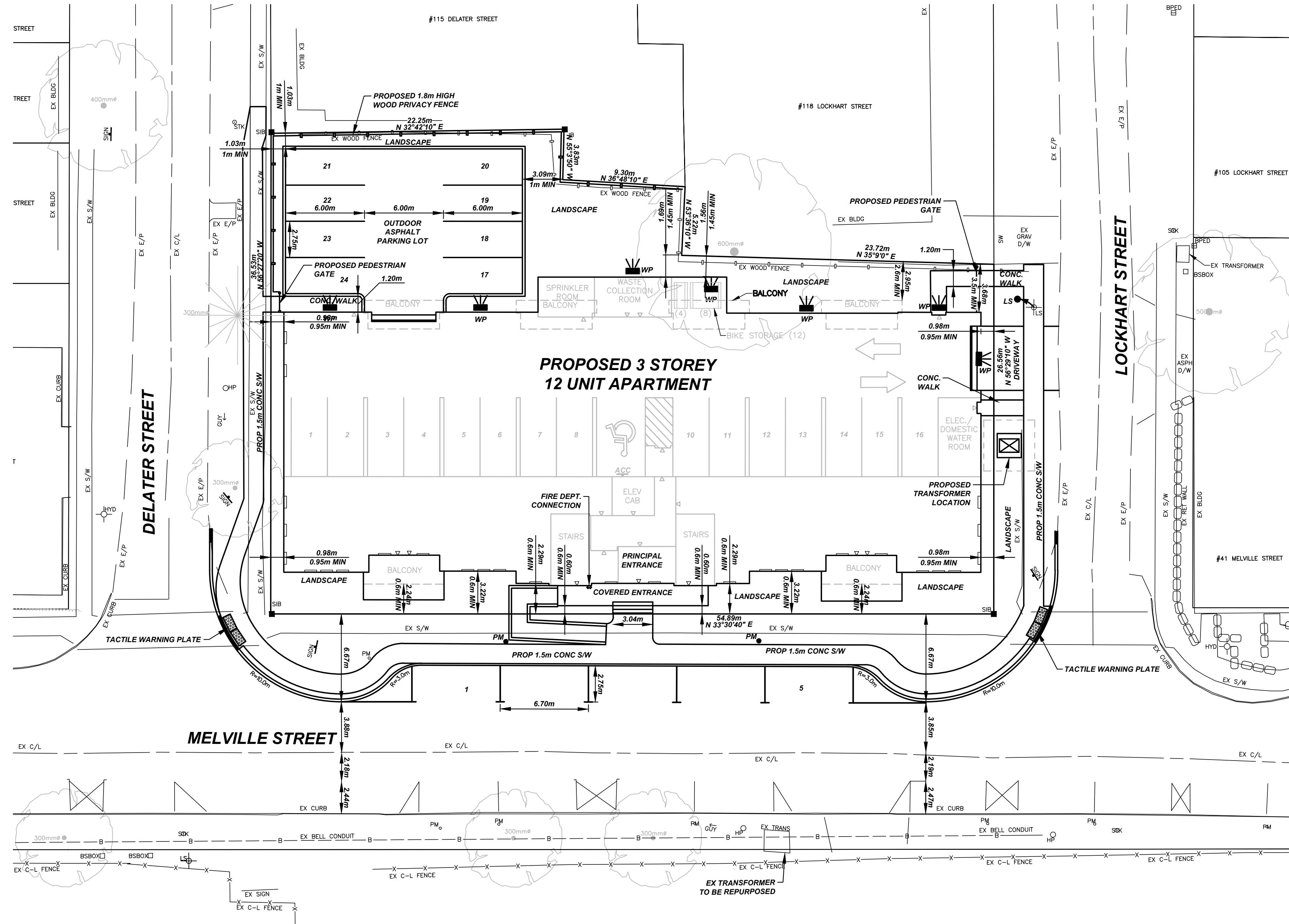


LEGEND

HYD	EX HYDRANT
HP	PROP HYDRANT
LS	EX LIGHT STANDARD
△	PROP DOOR
—	PROP OVERHEAD DOOR
—	PROP MAIN FLOOR WINDOW
—	PROP ACCESSIBLE PARKING SIGN (SEE THIS SHEET)
—	PROP CURB
—	PROP DEPRESSED CURB
—	EX CHAIN-LINK FENCE
—	PROP WOOD PRIVACY FENCE
WP	PROP WALL LIGHT PACK
PM	PROP PARKING METER
LS	PROP LIGHT STANDARD



LEGAL DESCRIPTION
 LOT 19, PLAN M-16
 TOWN OF NIAGARA-ON-THE-LAKE
 REGIONAL MUNICIPALITY OF NIAGARA

ZONING REQUIREMENTS 61 MELVILLE ST.

RESIDENTIAL MULTIPLE 1 SITE SPECIFIC (RM1-100) ZONE		
PROVISION	REQUIRED	PROVIDED
MINIMUM LOT FRONTAGE	25 METERS	26.56m
MINIMUM LOT AREA	912 SQUARE METERS	1747.8m ²
MAXIMUM LOT COVERAGE	67%	22.2%
MINIMUM LANDSCAPED OPEN SPACE	20%	
MINIMUM FRONT YARD SETBACK	2.0 METERS TO THE MAIN BUILDING FACE 0.6 METERS TO A COVERED PORCH	2.23m TO MAIN BUILDING 0.6m TO COVERED PORCH
MINIMUM INTERIOR SIDE YARD SETBACK	3.5 m TO THE MAIN BUILDING 2.6 METERS TO A BALCONY 1.45 METERS TO THE ONE-STORY STORAGE ROOM PORTION OF THE BUILDING	3.68 m TO THE MAIN BUILDING 2.95 METERS TO A BALCONY 1.69 METERS TO THE ONE-STORY STORAGE ROOM PORTION OF THE BUILDING
MINIMUM EXTERIOR SIDE YARD SETBACK	0.95 METERS	0.95m
MINIMUM REAR YARD SETBACK	7.5 METERS	13.63m
MINIMUM DWELLING UNIT FLOOR AREA	BACHELOR - 37 SQUARE METERS 1 BEDROOM - 55.7 SQUARE METERS 2 BEDROOM - 69 SQUARE METERS 3 BEDROOM - 80 SQUARE METERS	No Change
MAXIMUM BUILDING HEIGHT	12 METERS	12.0m
PARKING AND LOADING		
PROVISION	REQUIRED	PROVIDED
APARTMENT	1 SPACE PER UNIT	2 SPACE PER UNIT
PARKING AREA LOCATION	AN OUTDOOR PARKING AREA MAY BE LOCATED A MINIMUM OF 1 METER FROM AN EXTERIOR SIDE LOT LINE	100m
GENERAL PROVISIONS		
PROVISION	REQUIRED	PROVIDED
MINIMUM AMENITY SPACE	20 SQUARE METERS PER DWELLING UNIT COVERED PORCHES ALSO SUBJECT TO TABLE 6-10	26.6m ² No Change
PERMITTED ENCROACHMENTS	ENTRANCE STEPS AND UNCOVERED PORCHES MAY BE LOCATED A MINIMUM OF 0.0 METERS FROM THE FRONT LOT LINE	0m

LAND USE SCHEDULE

AREA	m ²	% COVERAGE
BUILDING	1139.9	65.22
ROADWAY/PARKING	207.3	11.86
LANDSCAPE	400.6	22.92
TOTAL	1747.8	100.00
AMENITY AREA	319.6	

OWNER'S NAME

OWNER'S SIGNATURE

LORD MAYOR

TOWN CLERK

Date

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	Z.C.
DESIGN	J.S.
CHECKED BY	E.L.
APPROVED BY	J.S.

UPPER CANADA CONSULTANTS
 ENGINEERS / PLANNERS

30 Hanover Drive Unit 3
 St. Catharines, Ontario
 L2W 1A3
 Phone: (905) 688-9400
 Fax: (905) 688-5274

OWNER
BLYTHWOOD HOMES MELVILLE INC.
 7058 RIDGEWOOD CRESCENT
 NIAGARA FALLS, ON
 L2J 3H1

61 MELVILLE STREET
 NIAGARA ON THE LAKE
SITE PLAN

CONSULTANT FILE No.	21152
DATE	2024-05-10
PRINTED	2024-05-10
SCALE	1:200 m
REF No.	
DWG No.	21152-SP
REV	0

0	ISSUED FOR SPA SUBMISSION	2024-04-12	Z.C.
#	REVISION	DATE	INIT