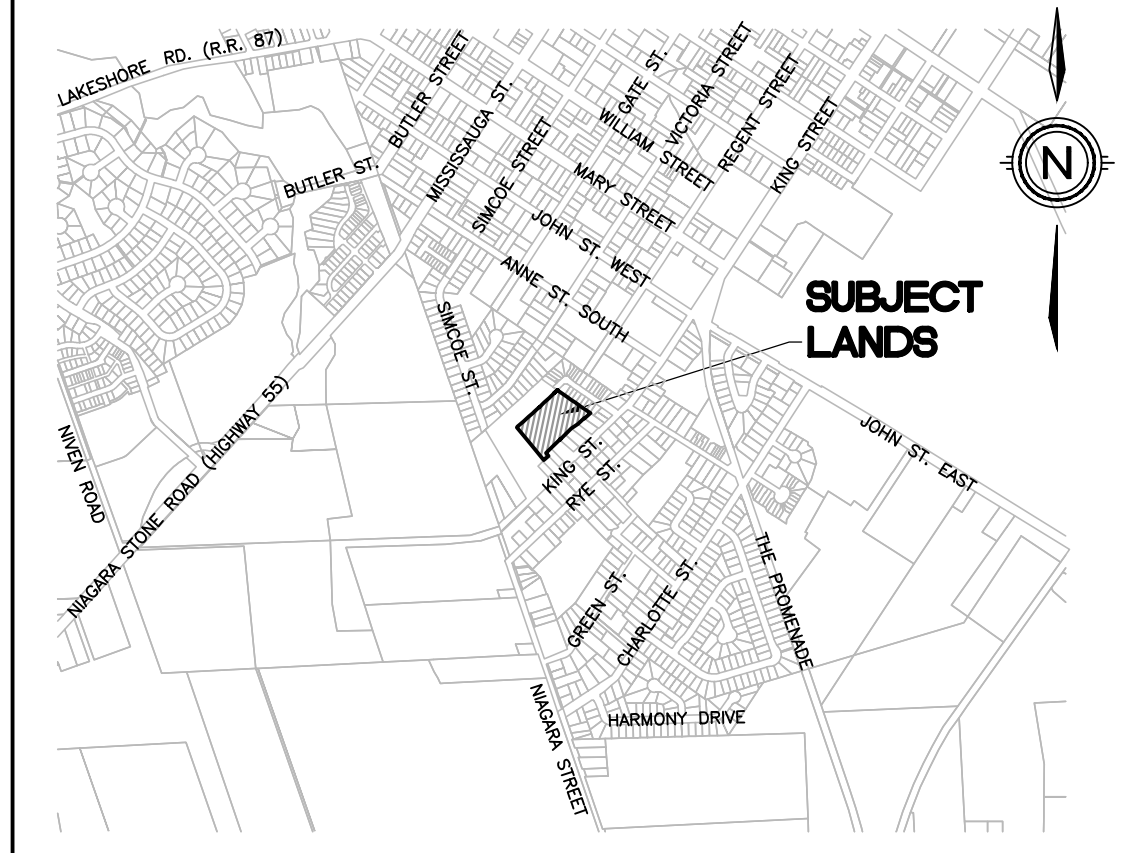
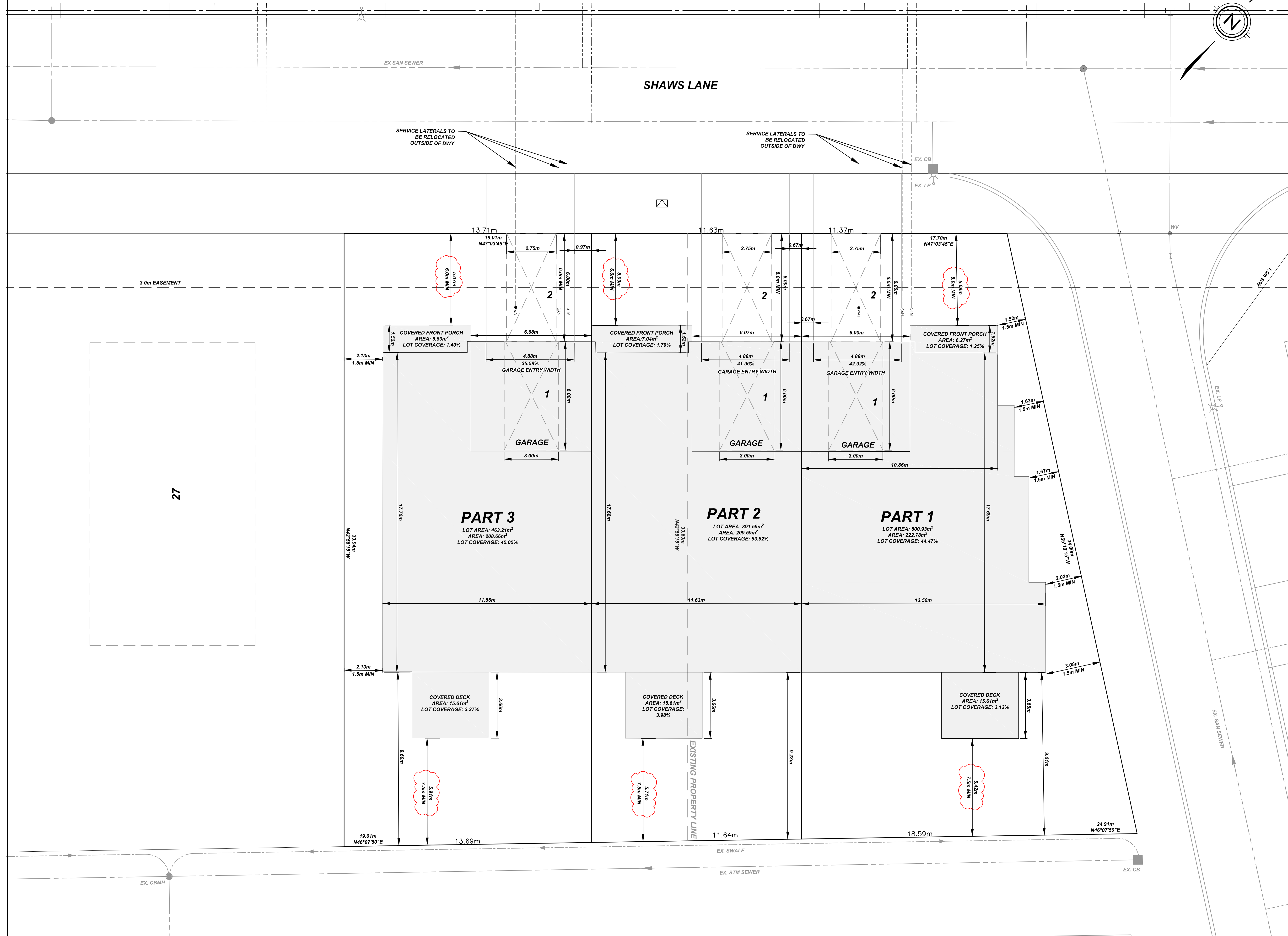


ROYAL ALBION VILLAGE (LOT 28-29 RECONFIGURATION)

TOWN OF NIAGARA-ON-THE-LAKE



KEY PLAN
N.T.S.

CONCEPT PLAN

LEGAL DESCRIPTION

LOT 28, 29
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

ZONING MATRIX BY-LAW RM1

PROVISIONS	REQUIRED	PART 1	PART 2	PART 3
MINIMUM LOT AREA PER UNIT	195m ²	500.93m ²	391.59m ²	463.21m ²
MAXIMUM TOTAL LOT COVERAGE	50%	DWELLING 48.84%	DWELLING 59.29%	DWELLING 49.82%
MINIMUM UNIT FRONTAGE	(i) INTERIOR UNIT: 7.5m (32.8ft) (ii) EXTERIOR UNIT: 9.0m (32.8ft)	11.37m	11.63m	13.71m
MINIMUM LANDSCAPED OPEN SPACE	25%	43.69%	30.95%	41.43%
MINIMUM FRONT YARD SETBACK	TO DWELLING: 6.0m (19.0 ft)	5.09m	5.09m	5.07m
MINIMUM INTERIOR SIDE YARD SETBACK: FOR COMMON WALLS:	1.5m (4.9ft) 0m (0ft)	1.52m	0m	2.13m
MINIMUM EXTERIOR SIDE YARD SETBACK	4.5m (14.76ft)	N/A	N/A	N/A
MINIMUM REAR YARD SETBACK	7.5m (24.6ft)	5.42m	5.71m	5.91m
MINIMUM DWELLING FLOOR AREA	84m ² (904ft ²)	222.78m ²	209.59m ²	208.66m ²
MINIMUM ACCESSORY BUILDING YARDS SETBACK	0.5m (1.64ft)	N/A	N/A	N/A
MINIMUM SETBACK OF UNCOVERED, UNENCLOSED OR COVERED PATIO OR DECK FORM REQUIRES A SIDE YARD SETBACK	0.6m (2ft)	N/A	N/A	N/A
MINIMUM ACCESSORY BUILDING EXTERIOR SIDE YARD SETBACK (AS AMENDED BY 4316Y-12)	4.5m (14.76ft)	N/A	N/A	N/A

SITE STATISTICS

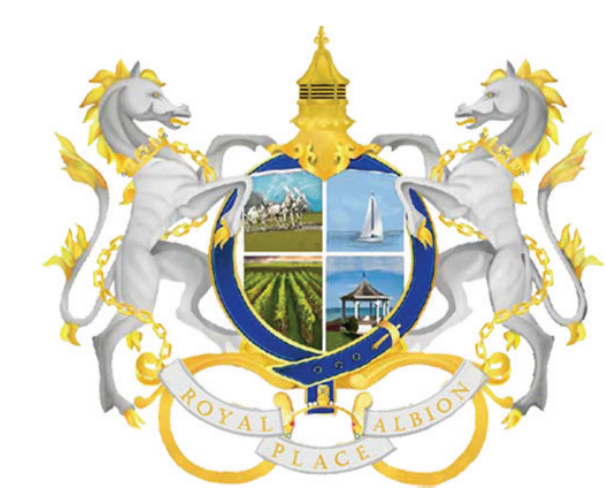
AREA	m ²	% COVERAGE
BUILDING	709.78	52.38%
DRIVEWAY	112.33	8.29%
LANDSCAPING	532.83	39.33%
TOTAL	1354.94	100.00
UNITS		3
DEVELOPABLE AREA		0.1354ha
DENSITY (UNITS/DEVELOPABLE AREA)		22.14u/ha



SITE PLAN	DRAWING TITLE	DRAFTING	ND
		DATE	JANUARY 23, 2026
		PRINTED	JANUARY 23, 2026
		SCALE	1:100
	DWG. No.	REV	
	1487-SP	0	



A · C · K
architects
STUDIO INC.



ROYAL ALBION LOT 28-29

Rev. 0 JULY 07 2025
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GATTA HOMES