

SITE PLAN AND BUILDING STATISTICS			
Zoning:	ZONE A (PERMITTED USES: RURAL OR RESIDENTIAL)		
	Required	Existing	Existing + Propose
Lot Area	3716 sq.m.	4054.1 sq.m.	4054.1 sq.m.
Lot Frontage	60.96 m	82.4 m	82.4 m
Lot Coverage	MAX 15% (557.4 sq.m.) MAX 8% (Accessory Structure)	3.55% 144sq.m.	14.87% 603sq.m. 6.8% (Accessory Structure)
Front Setback	(3.05m Accessory Structure & Pool) 15.24m	SEE SITE	DWELLING: 14.0m ACCESS. BLDG: 25.39m
Rear Setback	(3.05m Accessory Structure & Pool) 15.24m	SEE SITE	SEE SITE
Int.Side Setback	(3.05m Accessory Structure & Pool) 3.05m	SEE SITE	SEE SITE
Ex. Side Setback	N/A	N/A	N/A
Building Height	(4.5m Accessory Structure) 10.67m	3.74m	6.375m Accessory Structure TBD HOUSE
Landscaped	N/A	N/A	N/A
Parking Req'd	(N/A Accessory Structure) 1	(EXISTING CAN ACCOMMODATE MORE THAN REQUIRED) 1	(PROPOSE CAN ACCOMMODATE MORE THAN REQUIRED) 6+
Additional Requirements:	- THE MINIMUM SIDE OR REAR YARD REQUIREMENTS FOR IN-GROUND SWIMMING POOLS AND ABOVE GROUND SWIMMING POOLS SHALL COMPLY WITH THE ACCESSORY BUILDING YARD REQUIREMENTS FOR THE ZONE IN WHICH THE POOL IS LOCATED. - MINIMUM LOT DEPTH: REQUIRED 60.96m, EXISTING 49.2m		

1 SITE PLAN  
Scale: 1 : 200

HEIGHT MEANS:

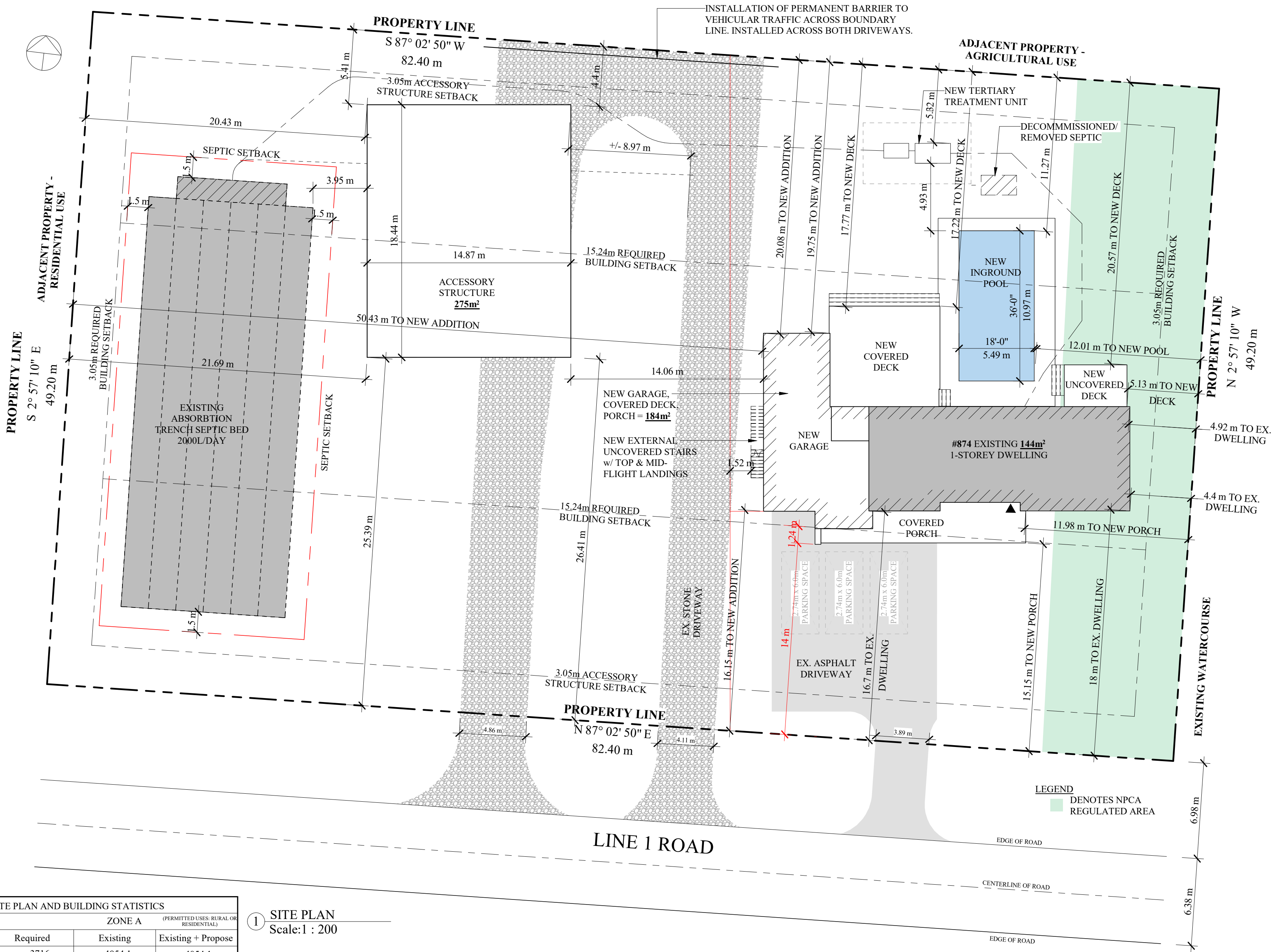
(a) IN THE CASE OF A FLAT ROOF, THE HIGHEST POINT OF THE ROOF SURFACE OR THE PARAPET, WHICHEVER IS THE GREATER

(b) IN THE CASE OF A MANSARD ROOF, THE DECK ROOF LINE, AND

(c) IN THE CASE OF A GABLE, HIP, OR GAMBREL ROOF, THE MEAN HEIGHT BETWEEN THE EAVES AND RIDGE

LOT COVERAGE:

MEANS THE PERCENTAGE OF THE LOT AREA COVERED BY BUILDINGS, INCLUDING ACCESSORY BUILDINGS, BAY/CANTILEVERED WINDOWS, COVERED PORCHES AND VERANDAS, COVERED DECKS AND COVERED ENTRANCE WAYS BUT NOT INCLUDING AN IN-GROUND OR ABOVE GROUND SWIMMING POOL, A SATELLITE DISH, UNCOVERED PARKING AREAS OR DRIVEWAYS



#	Description	Date
1	ISSUED FOR COORDINATION	27MAY2024
2	ISSUED FOR MINOR VARIANCE COORDINATION	19JUL2024
3	ISSUED FOR SEPTIC INSPECTION	08AUG2024
4	ISSUED FOR MINOR VARIANCE	17JAN2024

Do not scale drawings. Report any discrepancies to Jordan Station Design Co. Inc. before proceeding. Drawings must be signed by the Licensed Architectural Technologist prior to the use for any building permit applications and / or government approval. Drawings must be signed by the Technologist before drawings are used for any construction. All construction to be in accordance with the current Ontario Building Code & all applicable ON. regulations. All drawings & related documents remain the property of Jordan Station Design Co. Inc., All drawings are protected under copyright and under contract.



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.  
**QUALIFICATION INFORMATION**  
Required unless design is exempt under 3.2.5.1. of the Ontario Building Code

NAME SIGNATURE BCIN

**REGISTRATION INFORMATION**  
Required unless design is exempt under 3.2.4.1. of the Ontario Building Code

NAME SIGNATURE BCIN

## NEW ACCESSORY BUILDING

874 Line 1 Road,  
Niagara-on-the-Lake, ON, L0S 1J0

### SITE PLAN

Project number 23086

Date FEBRUARY 2025

Drawn by GAC & NW

Designed by LC

A1-1

Scale 1 : 200