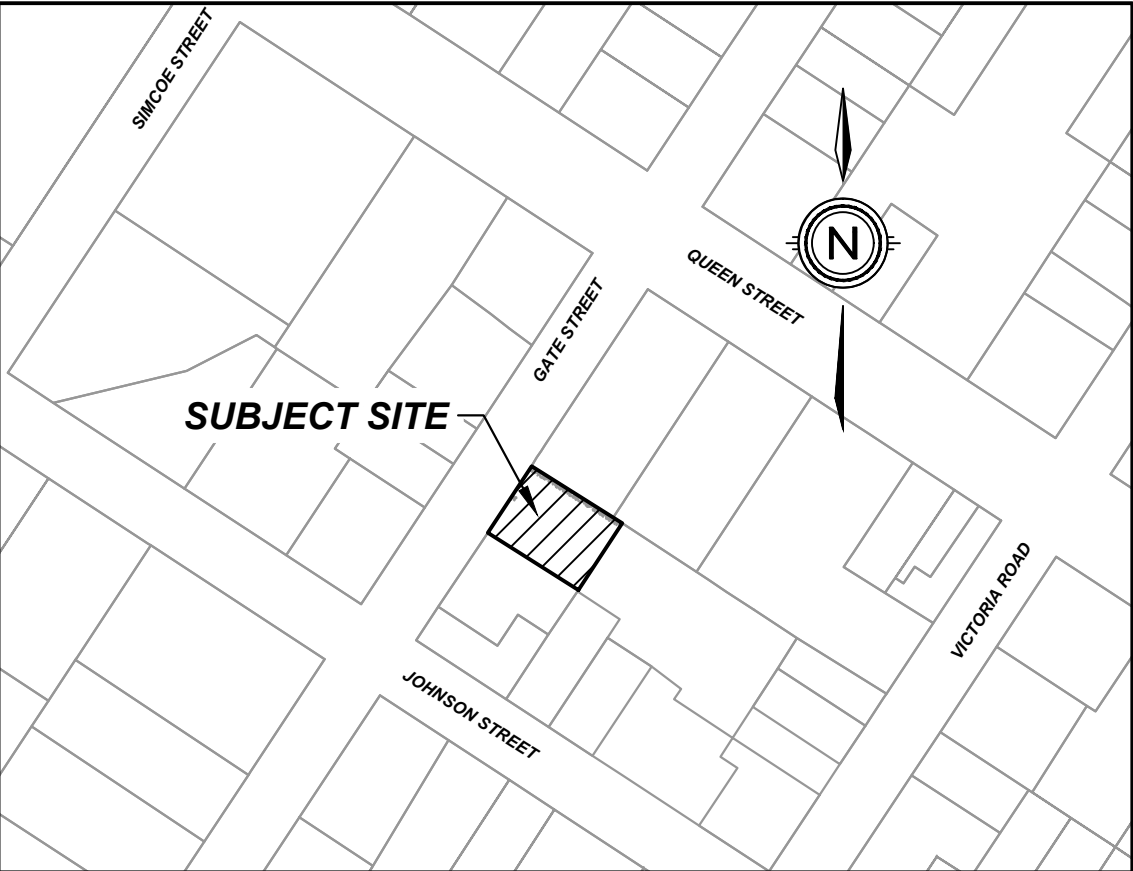
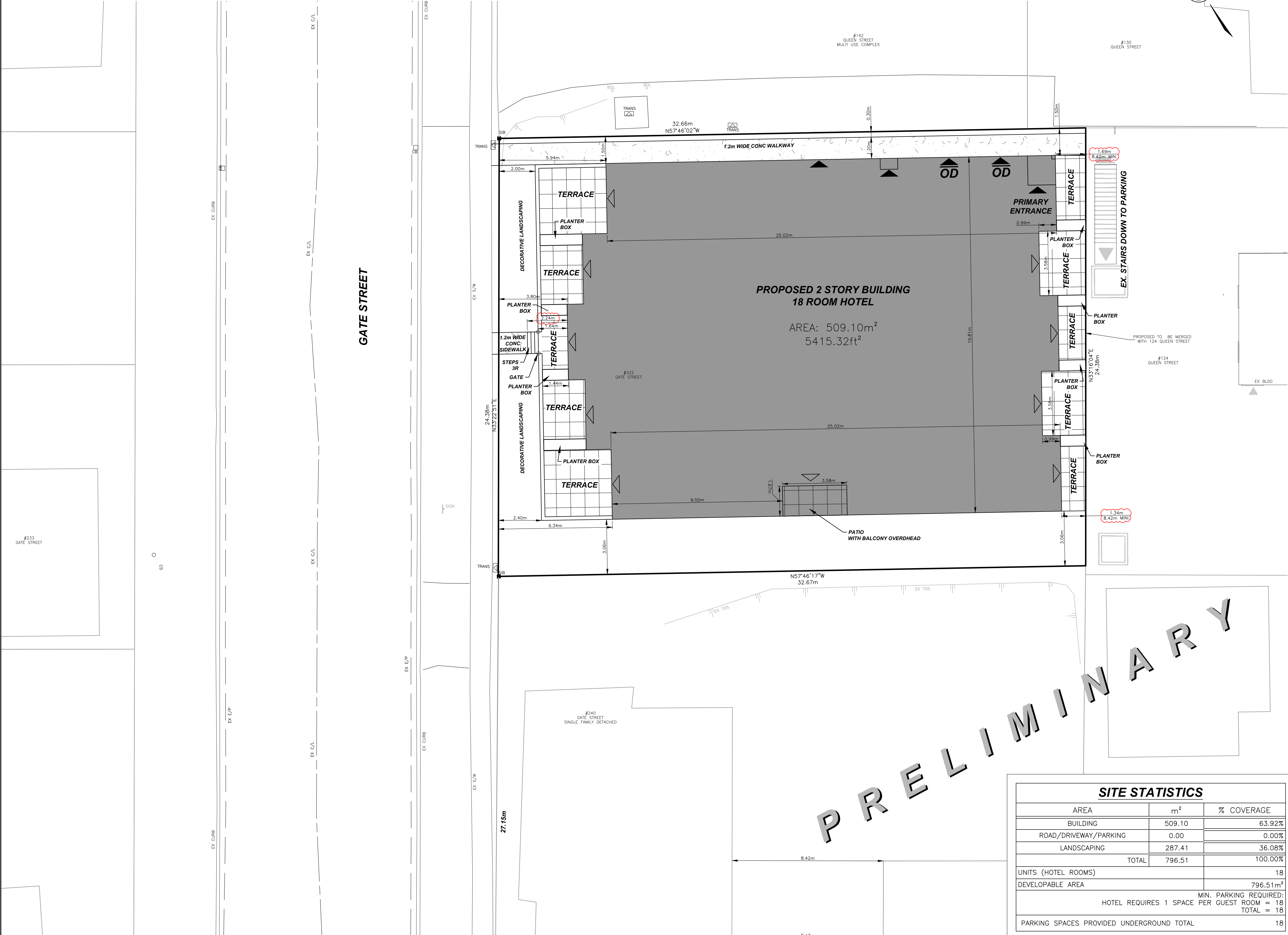


222 GATE STREET
TOWN OF NIAGARA-ON-THE-LAKE



KEY PLAN
N.T.S.

SITE PLAN

LEGAL DESCRIPTION
PLAN 86, PART OF LOT 99 RP 30R3361;
PART 1
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

ZONING MATRIX		
PROVISION	ZONING	PROVIDED
7.7 QUEEN PICTON COMMERCIAL (QPC) ZONE		
PERMITTED USES: (a) accessory buildings and structures in accordance with Section 6.1; (b) bake shop (c) bank or financial institution (d) business or professional office (e) community centre (f) existing grocery store, with limited outdoor display of goods (g) hotel (h) outdoor patio restaurant, in accordance with Section 6.36 (i) personal service establishment (j) residential unit in accordance with Section 6.48 (k) restaurant (l) retail store (m) theatre (n) vacation apartment		
PROHIBITED USES: Takeout restaurant		
Required lot frontage and lot depth	Based on the average of the lot frontages and lot depths of existing lots in the same Block Face that the lot is located (Frontage 27.15m / Depth 32.67m)	24.38m (lot frontage) & 32.66m (lot depth)
Minimum front yard setback	None	3.80m
Minimum rear yard setback	Average of rear yard setbacks within same Block Face that the lot is located (8.42m)	1.34m
Minimum interior side yard setback	None	1.50m
Minimum exterior side yard setback	For new buildings and/or building additions shall be based on average exterior side yard setback of existing buildings on the other lots in the same intersection	NA
Required building height	Existing building height shall not be increased. New buildings shall be the average of existing building heights with the same Block Face that the new building is located	10.65m
Required building lot coverage	Shall have a maximum based on average of the lot coverage of existing buildings with the same Block Face that the building is located. Where existing coverage cannot be determined, the maximum lot coverage shall be 75% (240 Gate St 19.95%)	63.92%
Buffer strip	Where an interior side yard or rear yard abuts a residential zone, a strip of land adjacent to the adjoining lot line being a minimum of 1.524m (5ft) in width shall be used as a buffer strip and shall consist of a continuous natural living fence and be in accordance with Section 6.6	3.06m
6.44 Permitted yard projections and encroachments		
Sills, cornices, eaves, gutters, parapets, pilasters or other ornamental structures	Maximum projection into required yard: 0.6m (2ft)	0.50m
Unenclosed and uncovered porch, deck, balcony, patio and steps	Maximum projection into required front or rear yard: 1.5m (5ft) Maximum projection into required side yard: 0.6m (2ft)	Front 2.24m Rear 1.69m Side 0.00m
GENERAL PROVISIONS		
6.39 Parking space requirements, minimum number of parking spaces	Hotel 1 per guest room in addition to other uses identified herein (18 rooms)	18 parking spaces (underground)

ISSUED FOR	DATE	INIT
REVISION	DATE	INIT
UPPER CANADA CONSULTANTS ENGINEERS / PLANNERS		

SITE PLAN	DRAFTING	AM/MK
	DATE	MARCH 4, 2025
	PRINTED	MARCH 4, 2025
	SCALE	1:100
DWG No.	REV	
24035-SP	0	

SITE STATISTICS		
AREA	m ²	% COVERAGE
BUILDING	509.10	63.92%
ROAD/DRIVEWAY/PARKING	0.00	0.00%
LANDSCAPING	287.41	36.08%
TOTAL	796.51	100.00%
UNITS (HOTEL ROOMS)	18	
DEVELOPABLE AREA	796.51m ²	
MIN. PARKING REQUIRED:		
HOTEL REQUIRES 1 SPACE PER GUEST ROOM = 18		
TOTAL = 18		
PARKING SPACES PROVIDED UNDERGROUND TOTAL		18