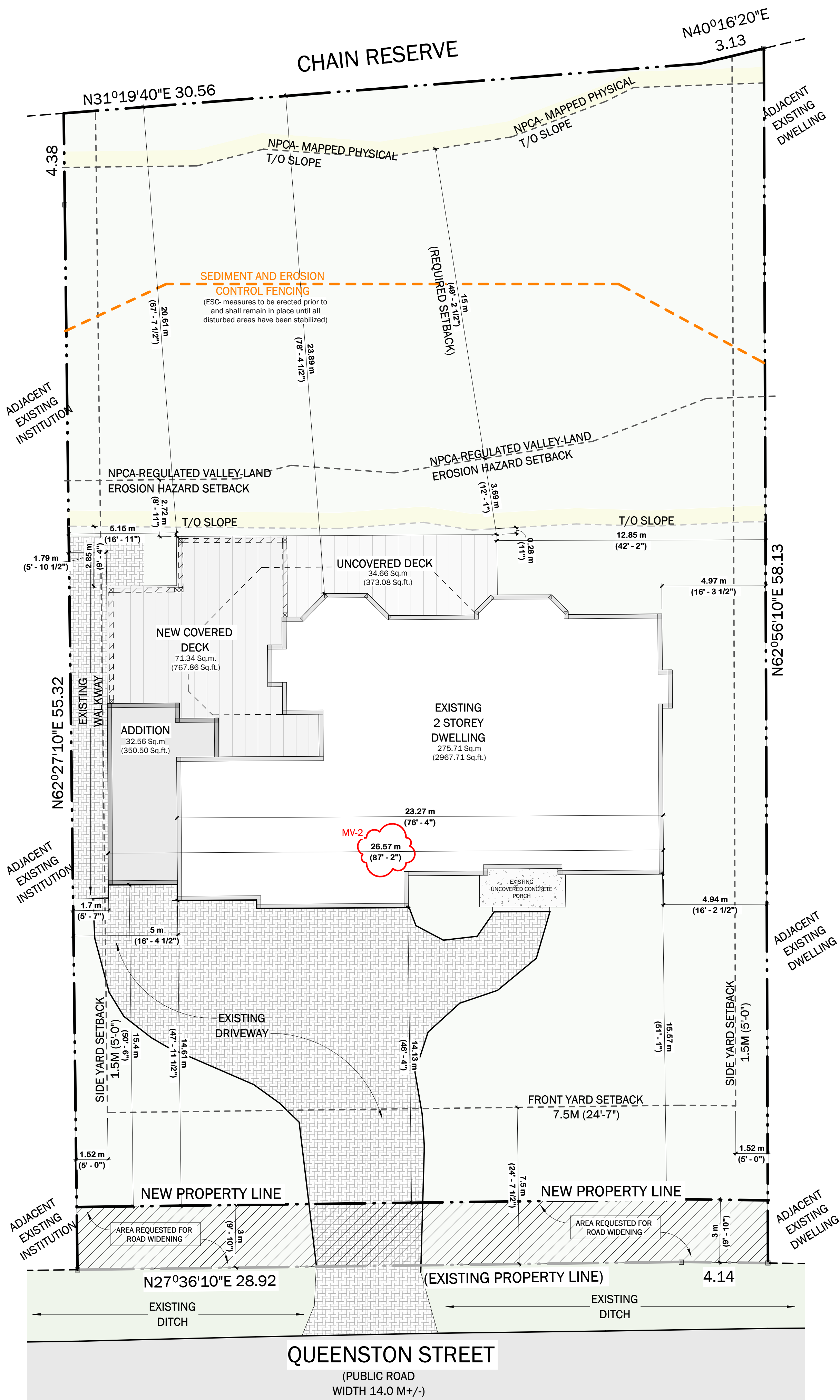




SITE PLAN (for minor variance)

1:125

SITE PLAN LEGENDS	
	LANDSCAPE
	PROPOSED/ENHANCED LDSP.
	PROPOSED PAVEMENT
	EXISTING PAVEMENT/ROAD
	WATER/POOL
	NEW ROAD WIDENING AREA
	PROPOSED RETAINING WALL
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPERTY LINE
	MIN. SET BACK
	EX. ADJECENT LOT
	NPCA SETBACK
	MTO SET BACK FENCE
	SIB.
	F.G. LABLE
	EX. TREE/LANDSCAPE
	PROPOSED TREE/LANDSCAPE

*SEE SITE PLAN NOTES **F.G.SHALL REFER TO FINAL GRADING PLANS

SITE PLAN ZONING & STATISTICS				
ZONING INFORMATION				
ADDRESS	100 QUEENSTON STREET			
ZONING AND BY-LAW	ER-2			
ITEMS	REQUIRED	PROVIDED		
LOT FRONTAGE (MIN.)	30.0M	33.6M (EXISTING)		
FRONT YARD (MIN.)	7.5M	7.5M		
SIDE YARD (MIN.)	1.5M	1.5M		
REAR YARD (MIN.)	9.0M	9.0M		
BUILDING HEIGHT/# OF STORY (MAX)	10.0M	5.2 M PROPOSED		
RESTRICTIONS	MTO	CONSERVATIONS	EASEMENTS	SPA
SPECIAL LIMITS		✓		
COVERAGE CALCULATIONS				
EXISTING LOT AREA	1861.45 m² (20036.48 SF)		MUNICIPALITY /CONSERVATION / REGION SHALL CONFIRM ALL ZONING REQUIREMENTS AND RESTRICTIONS PRIOR TO THE ISSUANCE OF BUILDING PERMIT/ DEMOLITION PERMIT (NOT LIMITED TO) AND/OR CONSTRUCTION ACTIVITIES. INFORM ARCHITECT/PLANNER/APPLICANT/OWNER (NOT LIMITED TO) OF ANY INCOMPETENCE.	
NEW LOT AREA (AFTER ROAD WIDENING)	1762.25 m² (18968.74 SF)	100%		
TOTAL PROPOSED DWELLING	379.60 m² (4086.07 SF)	21.54% (MAX. 17%)		
EXISTING DWELLING	275.71 m² (2967.71 SF)			
ADDITION	32.56 m² (350.50 SF)			
PROPOSED NEW COVERED DECK	71.34 m² (767.86 SF)	MV-1		
PROPOSED NEW UNCOVERED DECK	34.66 m² (373.08 SF)			
LANDSCAPE AREA	1223.70 m² (13171.85 SF) (MIN. REQ. 8535.93 SF)	69.44% (MIN. 45%)		
PROPOSED BUILDING FACE	26.57 M	30.36% (MAX. 50%)		

8.2 ESTABLISHED RESIDENTIAL (ER2) ZONE

In the Queenston Community Zoning District - Established Residential (ER2) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

8.2.1 Permitted Uses:

- A single detached dwelling
- A bed and breakfast establishment in accordance with Section 6.5
- A home occupation or home profession in accordance with Section 6.24
- A public use in accordance with Section 5.381 (as amended by 4316Y-12)
- A group home in accordance with Section 6.20
- Accessory buildings and structures in accordance with Section 6.1
- Cottage rental (added by 4316AI-13, OMB PL130581, December 5, 2013)

8.2.2 Zone Requirements: (as amended by 4316N-11)

(a)	Minimum lot frontage:	
(i)	Lots fronting on the Niagara River Parkway with no Service Road access and along the south side of York Road	60 m (196.85 ft)
(ii)	All other lots	30 m (98.43 ft)
(b)	Minimum lot area:	
(i)	Lots fronting on Niagara River Parkway with no Service Road access and along the south side of York Road	2,700 m² (29,063 ft²)
(ii)	All other lots	1,350 m² (14,531 ft²)
(c)	Maximum lot coverage	15%
(d)	Minimum landscaped area	45%
(e)	Minimum front yard setback:	
(i)	On lots fronting on Niagara River Parkway with no Service Road access	25.0 m (82.0 ft)

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Queenston Community Zoning District Comprehensive Zoning By-Law 4316-09, as amended

(ii)	On lots fronting on Niagara River Parkway with Service Road access and along the south side of York Road	15.0 m (49.21 ft)
(iii)	On all other lots	7.5 m (24.61 ft)
(f)	Minimum interior side yard setback	1.5 m (5.0 ft)
(g)	Minimum exterior side yard setback	9.0 m (29.53 ft)
(h)	Minimum rear yard setback	9.0 m (29.53 ft)
(i)	Maximum building face (including attached garage) of lot frontage	50%
(j)	Maximum building height	10.0 m (32.8 ft)
(k)	Attached garages shall not exceed 50% of the width of the building face of the dwelling	
(l)	Covered porches can project 1.5 m (5.0 ft) in front of the building face of the dwelling	
(m)	Minimum accessory building yards setback	1.5 m (5.0 ft)
(n)	Minimum accessory building exterior yard setback	4.5 m (14.76 ft)

ZONING BY-LAW NO. 4316-09 (ZONED: ER2)

ISSUED FOR
MINOR
VARIANCE

DISCLAIMER:
: RENDERINGS/FLOORPLANS ARE ARTISTS CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. ALL PLANS MAY BE SUBJECT TO MIRRORING. DESIGN TO BE CONFIRMED WITH ACTUAL ZONING BY-LAW FOR SUBJECT LOTS ONCE AN ACTUAL PARCEL AND MUNICIPALITY HAS BEEN CONFIRMED BY THE CLIENT

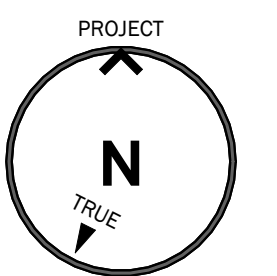
ALL CONTRACTORS AND/OR TRADES SHALL VERIFY ALL DIMENSIONS, NOTES, SITE AND REPORT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK. THIS DRAWING NOT TO BE SCALED. ALL DRAWINGS, PRINTS AND RELATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS AND RELATED DOCUMENTS IN PART OR IN WHOLE IS STRICTLY FORBIDDEN WITHOUT WRITTEN CONSENT. DRAWINGS TO BE FOR THE PURPOSE FOR WHICH THEY ARE ISSUED.

No.	DATE	DESCRIPTION:	BY:
1	2023	Revision 3	

COMMISSION: 2024-162

MERANI RESIDENCE

100 QUEENSTON STREET,
NIAGARA-ON-THE-LAKE



A · C · K
architects
STUDIO INC.

Architectural Office:
290 Glendale Ave, St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

SITE PLAN (for minor variance)

DRAWN BY:	NS	DRAWING No.:	
CHECKED BY:	XX		
DATE ISSUED:	2023		
PROJECT No.:	2024-162		

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