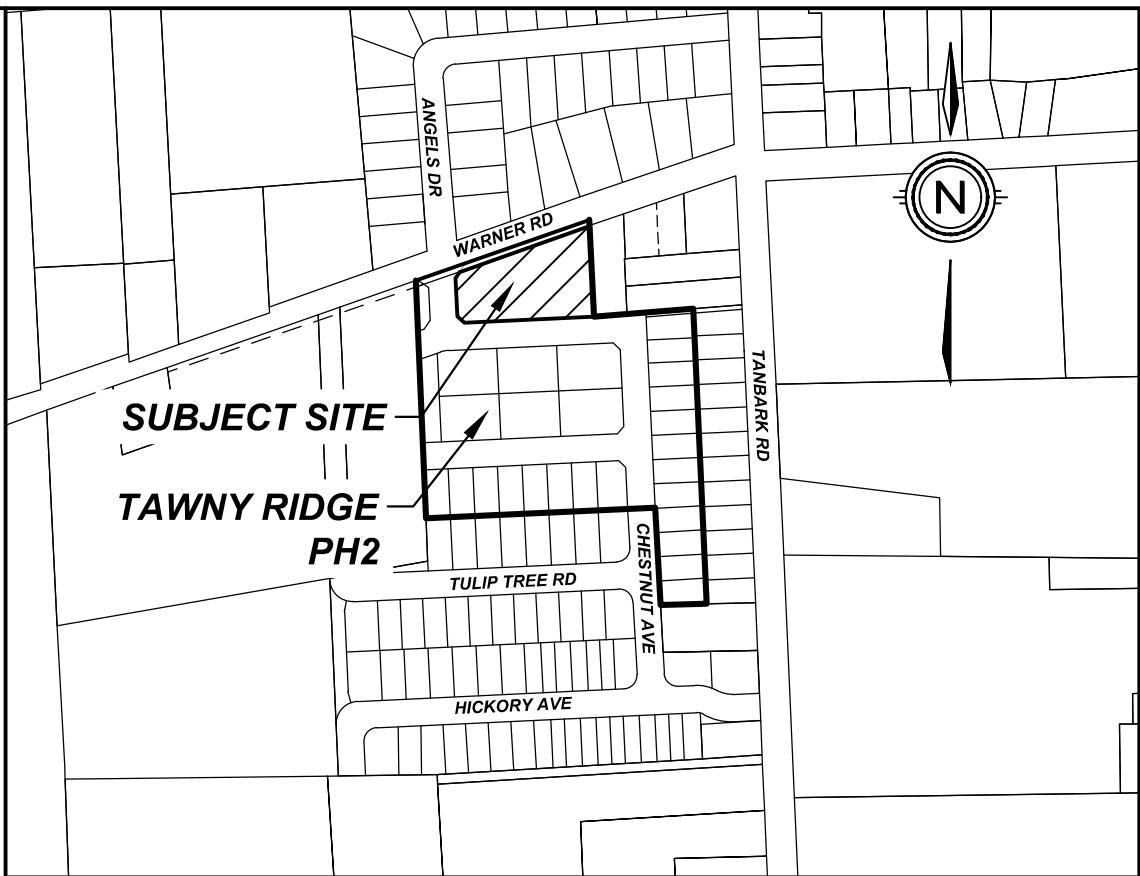


TAWNY RIDGE ESTATES - PHASE 3

TOWN OF NIAGARA-ON-THE-LAKE



KEY PLAN

N.T.S.

LEGAL DESCRIPTION

BLOCK 27, PLAN 30M-###
GEOGRAPHIC TOWNSHIP OF NIAGARA
IN THE TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

ZONING MATRIX - RESIDENTIAL MULTIPLE (RM1-XX) ZONE		
PROVISION	REQUIRED	PROVIDED
PERMITTED USE: STREET TOWNHOUSE DWELLINGS		
MINIMUM LOT FRONTAGE PER UNIT		
i) Interior Lot	6.2m	6.1m
ii) Exterior Lot	10.0m	7.8m
MINIMUM LOT AREA PER UNIT		
i) Interior Lot	230m ²	i) 159.98m ²
ii) Exterior Lot	300m ²	ii) 203.91m ²
MAXIMUM LOT COVERAGE	45%	55.00%
MINIMUM LANDSCAPED OPEN SPACE	25%	33.66%
MINIMUM FRONT YARD SETBACK TO FRONT FACE OF DWELLING	4.5m	4.5m
MAXIMUM FRONT YARD SETBACK	6.0m	8.44m
MINIMUM FRONT YARD SETBACK TO GARAGE FACE	7.5m	6m
MAXIMUM WIDTH OF GARAGE FACE	3.5m	3.5m
MAXIMUM WIDTH OF GARAGE DOOR	50% of unit facade width	40.33% 2.44m (8'0")
MINIMUM INTERIOR SIDE YARD SETBACK:		
i) FOR END UNITS	1.5m	NA
ii) END UNITS HAVING A HEIGHT 5m OR GREATER	1.8m	1.55m
iii) END UNITS WITH NO ATTACHED GARAGE	3.0m	NA
MINIMUM EXTERIOR SIDE YARD SETBACK	4.5m	4.55m
WHERE AN ENTRANCE TO AN ATTACHED GARAGE FACES AN EXTERIOR SIDE YARD	6.0m	N/A
MINIMUM REAR YARD SETBACK	7.5m	NA
FOR UNITS HAVING HEIGHT 8m OR GREATER	9.0m	4m BLK 50 ONLY / 6m REMAINING
MINIMUM DWELLING FLOOR AREA	80m ²	±130m ²
MAXIMUM BUILDING HEIGHT	10.0m	11.0m
MINIMUM ACCESSORY BUILDING YARDS SETBACK	0.5m	N/A
MINIMUM ACCESSORY BUILDING EXTERIOR SIDE YARD SETBACK	4.5m	N/A
PROJECTIONS OR ENCROACHMENTS OF UNCOVERED, UNENCLOSED OR COVERED PATIO OR DECK FORM		
i) FRONT OR REAR YARD	i) MAX. 1.5m PROJECTION	i) 1.50m
ii) SIDE YARD	ii) MAX. 0.6m PROJECTION	ii) 1.17m
MAXIMUM DRIVEWAY WIDTH	6.0m	3.10m
MINIMUM WIDTH OF REQUIRED PARKING SPACE IN PRIVATE GARAGE	3.0m	3.05m
MINIMUM PARKING REQUIREMENT	2 per unit	2 per unit

LAND USE SCHEDULE				
LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
STREET TOWN RESIDENTIAL	BLOCK 1-5	18	0.417	100.00
TOTAL		18	0.417	100.00
DEVELOPABLE AREA			0.417	Ho.
DENSITY (UNITS/DEVELOPABLE AREA)			43.17	u/Ho.

#	ISSUED FOR APPROVAL	2025-06-18	M.K
#	REVISION	DATE	INIT

DRAWING TITLE DEVELOPMENT SITE PLAN	DRAFTING	MK
	DATE	MAY 1, 2025
	PRINTED	AUGUST 12, 2025
	SCALE	1:200
DWG No. 21178-SP	REV	0

STREET TOWN UNIT AREAS					
BLOCK 1		BLOCK 3		BLOCK 5	
UNIT A	344.16m ²	UNIT A	210.60m ²	UNIT A	267.09m ²
B	164.50m ²	B	164.70m ²	B	201.15m ²
C	164.50m ²	C	164.70m ²	C	288.46m ²
D	289.49m ²	D	164.70m ²		
		E	309.83m ²		
BLOCK 2		BLOCK 4			
UNIT A	295.89m ²	UNIT A	397.24m ²		
B	159.98m ²	B	172.22m ²		
C	208.09m ²	C	203.91m ²		