



KEY PLAN
N.T.S.

LEGAL DESCRIPTION

PART OF LOT 218, REGISTERED PLAN M-11
IN THE TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

LEGEND	
WV	EX WATER VALVE
HYD	EX HYDRANT
HP	EX HYDRO POLE
LS	EX LIGHT STANDARD
FRS	PROPOSED FIRE ROUTE SIGN
CMB	PROP COMMUNITY MAILBOX
	PROP CURB
	PROP DEPRESSED CURB
	EX CHAIN-LINK FENCE
	PROP WOOD PRIVACY FENCE
	HOUSE SERVICE PANEL
LS	PROP LIGHT POLE
	PROPOSED COMMUNITY MAILBOX
TRANS	PROPOSED HYDRO TRANSFORMER
HS	PROPOSED HOUSE SERVICE PANEL

LAND USE SCHEDULE

AREA	ha	% COVERAGE
BUILDING (9 UNITS)	0.145	42.15
ROAD/DRIVEWAY/PARKING	0.076	22.09
LANDSCAPING/OPEN SPACE	0.123	35.76
TOTAL DEVELOPABLE AREA		100.00
DENSITY (UNITS/DEVELOPABLE AREA)		26.16u/ha
NON-DEVELOPABLE AREA	0.424	ha
TOTAL AREA		0.768 ha
SNOW STORAGE AREA		43.88m ²
PRIVATE ROAD		551.91m ²
SNOW STORAGE PERCENT OF PRIVATE ROAD		7.95%



OPERATIONS DEPARTMENT APPROVAL

SIGNATURE DATE
MIKE KOMJENOVIC ENGINEERING SUPERVISOR
NAME POSITION

FIRE DEPARTMENT APPROVAL

SIGNATURE DATE
NICK RULLER FIRE CHIEF
NAME POSITION

ZONING MATRIX

PROVISION	EXISTING ZONING (RM1-99)	PROVIDED
PERMITTED USES	TOWNHOUSE OR ROWHOUSE DWELLING	TOWNHOUSE DWELLING
MINIMUM TOWNHOUSE DWELLING UNIT FRONTAGE ON A PRIVATE LANE	7.50m	7.50m
MINIMUM LOT AREA PER UNIT	195m ² for each dwelling unit	381.51m ²
MAXIMUM LOT COVERAGE ON LANDS WITHIN THE RM1-99 ZONE	45%	42.15%
MINIMUM LANDSCAPED OPEN SPACE WITHIN THE RM1-99 ZONE	30%	35.76%
MINIMUM FRONT YARD SETBACK FROM A PRIVATE LANE	4.5m (TO FRONT OF HOUSE INCLUDING COVERED PORCH) 6m TO FRONT FACE GARAGE	4.5m 6.0m
MINIMUM INTERIOR SIDE YARD	FIGURE 7.14.99.F (0.4m MIN UNIT 1) 0m (COMMON WALL)	0.51m (UNIT 1) 0m COMMON WALL
MINIMUM EXTERIOR SIDE YARD SETBACK	4.5m (14.76ft)	N/A
MINIMUM REAR YARD OR SIDE SETBACK	FIGURE 7.14.99.F	5.80m (UNIT 4) 7.50m (UNIT 9)
MINIMUM DWELLING FLOOR AREA	84m ² (904ft ²)	118.98m ² (UN 9)
MAXIMUM BUILDING HEIGHT	10.0m (32.8ft)	TBD
MINIMUM ACCESSORY BUILDING YARDS SETBACK	N/A	N/A
MINIMUM SETBACK OF UNCOVERED, UNENCLOSED OR COVERED PATIO OR DECK	FIGURE 7.14.99.F (1.0m UNIT 1)	1.07m (UNIT 1)
MINIMUM ACCESSORY BUILDING EXTERIOR SIDE YARD SETACK	4.5m (14.76ft)	N/A
MAXIMUM TOTAL WIDTH OF GARAGE DOORS	50% OF THE DWELLING UNIT WIDTH	50% (UNIT 9) 46.67% (UN 1-8)
MINIMUM NUMBER OF TOWNHOUSE DWELLING UNITS	6	9

NOTES:

1. PRIVATE WASTE COLLECTION VIA PRIVATE CURBSIDE PICKUP.



SIGNAGE NOTES:
ALL FIRE ROUTE SIGNS TO BE LOCATED ON STREET LIGHTS WHERE POSSIBLE.
ALL SIGNS SHALL BE MOUNTED AT A HEIGHT OF 2-3 METRES FROM TOP OF CURB TO BOTTOM OF SIGN.
ALL SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.

FIRE ROUTE SIGN DETAIL

NTS

#	REVISION	DATE	INIT
3	REVISED UNITS PER ZONING	2025-07-23	TA
2	REVISED PER TOWN COMMENTS (2022-06-27)	2022-08-12	GS
1	REVISED PER TOWN COMMENTS (2022-02-04)	2022-03-30	GS
0	ISSUED FOR REVIEW	2021-11-09	DH

NOTES:

1. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
2. PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING	GS/TA
DESIGN	JS
CHECKED BY	MH
APPROVED BY	JS

SITE BENCHMARK
HYDRANT TOP NUT
ELEV 96.01
LOCATED WITHIN NIAGARA
STONE ROAD R.O.W. EAST OF
ROADWAY @ CHAINAGE 0+143

HUMMEL PROPERTIES INC.
P.O. BOX 612
ST. DAVID'S, ON.
L0S 1P0



SECOND MILE
2203 NIAGARA STONE ROAD (REGIONAL ROAD #55)
NIAGARA-ON-THE-LAKE

SITE PLAN

CONSULTANT FILE No. 1308

DATE 2025-07-23

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SCALE 1:250 m

REF No.

DWG No.

1308-SP

REV

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