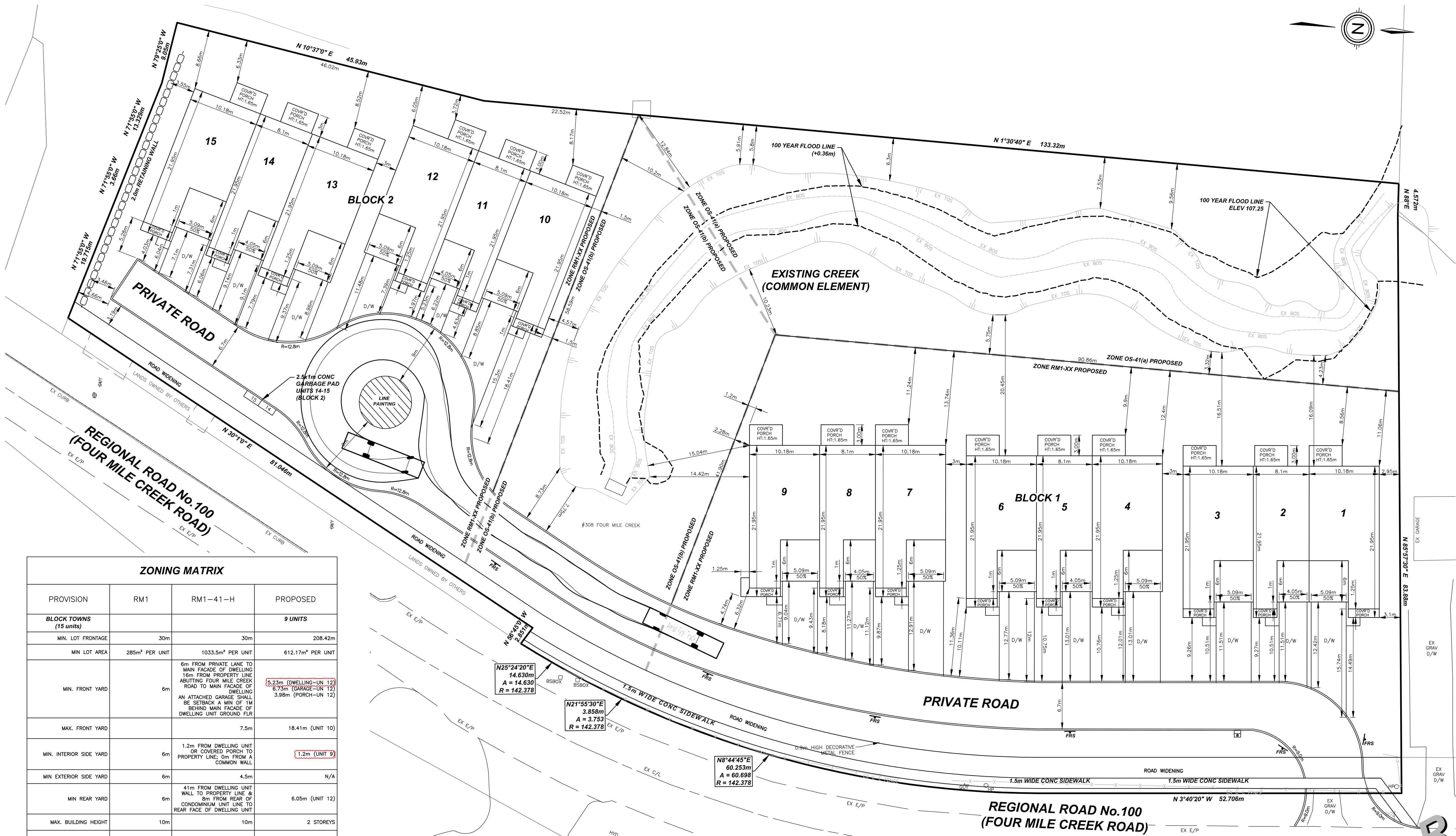
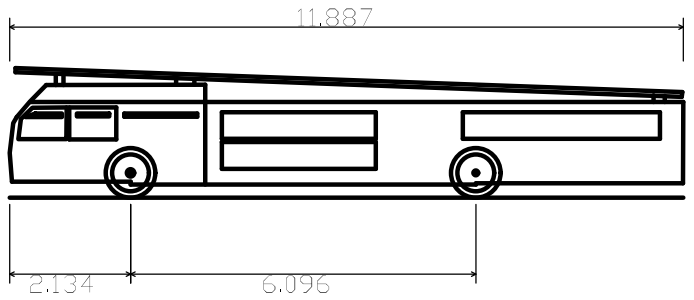


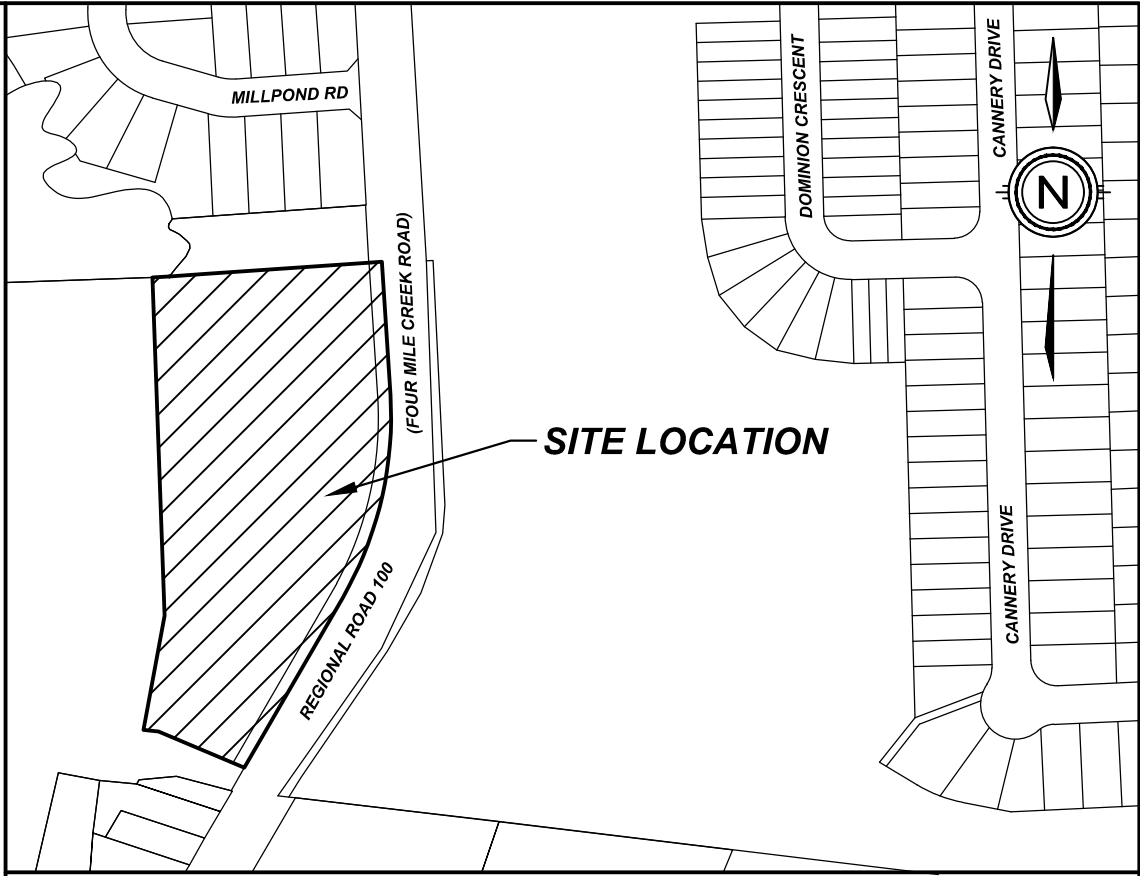
308 FOUR MILE CREEK ROAD
NIAGARA-ON-THE-LAKE



ZONING MATRIX			
PROVISION	RM1	RM1-41-H	PROPOSED
BLOCK TOWNS (15 units)			9 UNITS
MIN. LOT FRONTAGE	30m	30m	208.42m
MIN LOT AREA	285m² PER UNIT	1033.5m² PER UNIT	612.17m² PER UNIT
MIN. FRONT YARD	6m	6m FROM PRIVATE LANE TO MAIN FACADE OF DWELLING 16m FROM PROPERTY LINE ABUTTING FOUR MILE CREEK ROAD TO MAIN FACADE OF DWELLING AN ATTACHED GARAGE SHALL BE SETBACK A MIN OF 1M BEHIND MAIN FACADE OF DWELLING UNIT GROUND FLR	5.23m (DWELLING-UN 12) 6.73m (GARAGE-UNIT 12) 3.98m (PORCH-UN 12)
MAX. FRONT YARD		7.5m	18.41m (UNIT 10)
MIN. INTERIOR SIDE YARD	6m	1.2m FROM DWELLING UNIT OR COVERED PORCH TO PROPERTY LINE ON FROM A COMMON WALL	1.2m (UNIT 9)
MIN EXTERIOR SIDE YARD	6m	4.5m	N/A
MIN REAR YARD	6m	41m FROM DWELLING UNIT WALL TO PROPERTY LINE & 8m FROM REAR OF CONDOMINIUM UNIT LINE TO REAR FACE OF DWELLING UNIT	6.05m (UNIT 12)
MAX. BUILDING HEIGHT	10m	10m	2 STOREYS
MIN. LANDSCAPED AREA	30%	79% INCLUDING CREEK AREA	39.38%
MAX LOT COVERAGE	35%	12% INCLUDING CREEK AREA	33.80%
MAX DENSITY	30 un/ha	10.9 un/ha	19.68 un/ha
MIN DISTANCE BETWEEN BUILDINGS ON SAME LOT	BETWEEN WALLS WHERE THERE ARE (a) NO WINDOWS ON HABITABLE ROOMS-3m (b) ONE WALL WITH WINDOWS-9m (c) BOTH WALLS HAVE WINDOWS-15m		3m
MIN DISTANCE BETWEEN BUILDING AND INTERNAL DRIVEWAY/PARKING AREA	4.5m (DWELLING) 6.0m (GARAGE)	N/A	5.23m (DWELLING) 6.73m (GARAGE) 3.98m (PORCH)
MIN DWELLING UNIT AREA	80m²		181.70m² (INTERIOR)
MAX GARAGE DOOR WIDTH	50% OF THE FRONT FACE OF A DWELLING UNIT	50% OF THE FRONT FACE OF A DWELLING UNIT	50%
PERMITTED ENCROACHMENT OF UNCOVERED, UNENCLOSED OR COVERED PATIO, PORCH OR STEPS INTO FRONT YARD	1.5m FRONT YARD 3.5m REAR YARD 0.6m SIDE YARD	2.0m FRONT YARD 3.5m REAR YARD N/A SIDE YARD	1.25m FRONT YARD 3m REAR YARD 1.2m SIDE YARD (UN 9)



Aerial Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle



KEY PLAN
N.T.S.

LEGAL DESCRIPTION

PART OF TOWNSHIP LOT 89
(GEOGRAPHIC TOWNSHIP OF NIAGARA)
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

OVERALL SITE STATISTICS

AREA	ha	% COVERAGE
BUILDING (15 UNITS)	0.315	33.80
DRIVEWAY	0.080	8.58
ROADWAY/PARKING	0.170	18.24
LANDSCAPING	0.367	39.38
TOTAL DEVELOPABLE AREA	0.932	100.00
ROAD WIDENING	0.087	
OPEN SPACE (CREEK)	0.487	
TOTAL AREA	1.506	
UNITS		15
DEVELOPABLE DENSITY (EXCL ROAD/PKNG)		19.68 u/ha

ISSUED FOR REVIEW	2025-09-02	TA
REVISION	DATE	INIT



DRAWING TITLE	DRAFTING	TA
SITE PLAN	DATE	SEPTEMBER 2, 2025
	PRINTED	SEPTEMBER 10, 2025
	SCALE	1:1000
	DWG No.	REV
	1520-SP	0