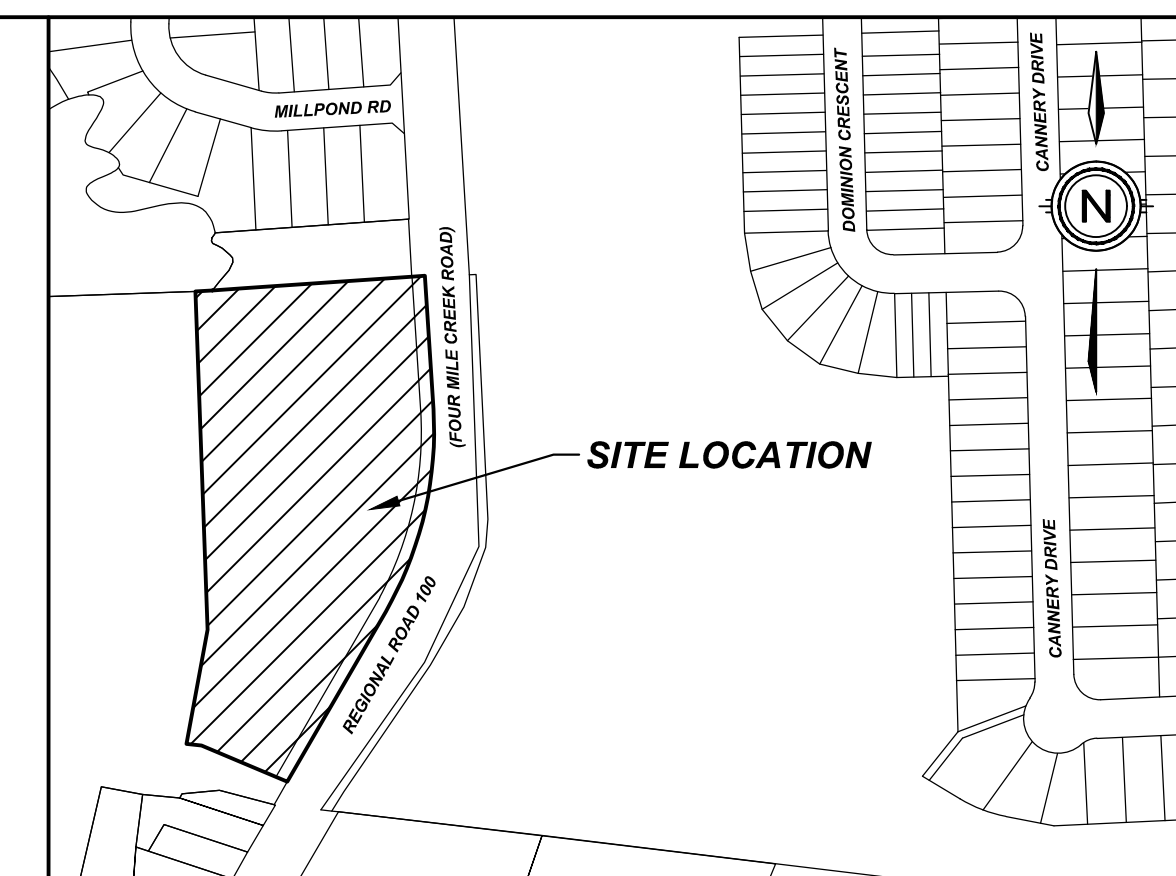


# 308 FOUR MILE CREEK ROAD NIAGARA-ON-THE-LAKE



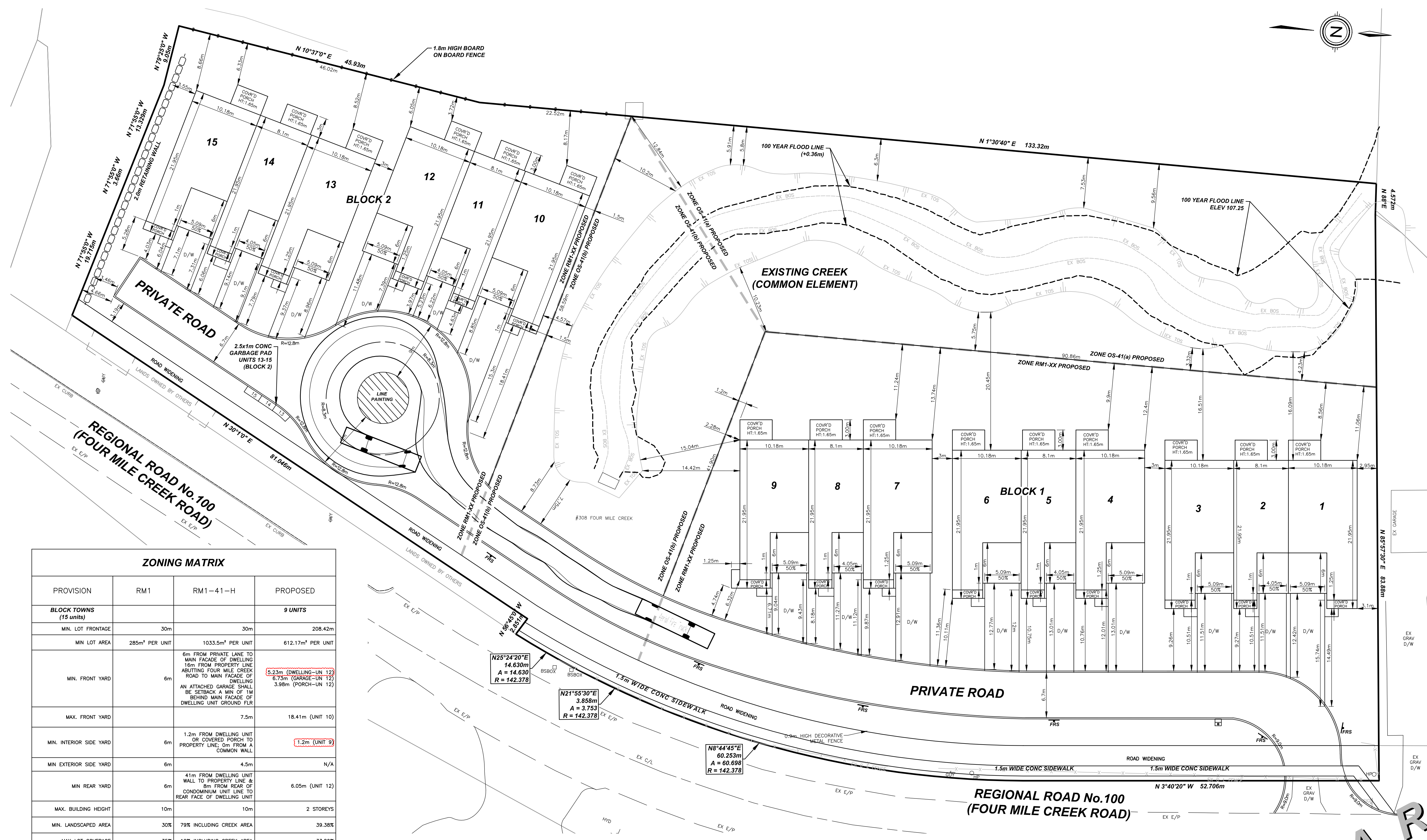
**KEY PLAN**  
N.T.S.

## LEGAL DESCRIPTION

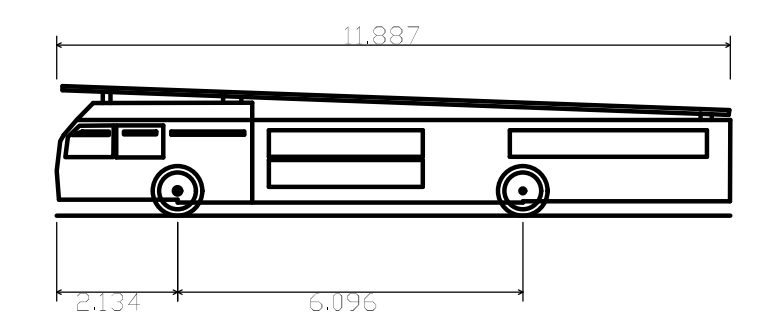
PART OF TOWNSHIP LOT 89  
(GEOGRAPHIC TOWNSHIP OF NIAGARA)  
TOWN OF NIAGARA-ON-THE-LAKE  
REGIONAL MUNICIPALITY OF NIAGARA

## 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



ZONING MATRIX			
PROVISION	RM1	RM1-41-H	PROPOSED
<b>BLOCK TOWNS (15 units)</b>			<b>9 UNITS</b>
MIN. LOT FRONTAGE	30m	30m	208.42m
MIN LOT AREA	285m <sup>2</sup> PER UNIT	1033.5m <sup>2</sup> PER UNIT	612.17m <sup>2</sup> 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 6.73m (GARAGE-UNIT 12) 3.98m (PORCH-UNIT 12)	5.23m (DWELLING-UN 12) 6.73m (GARAGE-UNIT 12) 3.98m (PORCH-UNIT 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 u/ha	10.9 u/ha	19.68 u/ha
MIN DISTANCE BETWEEN BUILDINGS ON SAME LOT	BETWEEN WALLS WHERE THERE ARE (a) NO WINDOWS-3m (b) ONE WALL WITH WINDOWS-9m (c) BOTH WALLS HAVE WINDOWS-15m	SIDE WALL TO SIDE WALL	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	80m <sup>2</sup>		181.70m <sup>2</sup> (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 6.0m 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

PRELIMINARY

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



DRAWING TITLE	DRAFTING	TA
<b>SITE PLAN</b>	DATE	NOVEMBER 17, 2025
	PRINTED	NOVEMBER 17, 2025
	SCALE	1:300
DWG No.	REV	
<b>1520-SP</b>	<b>0</b>	