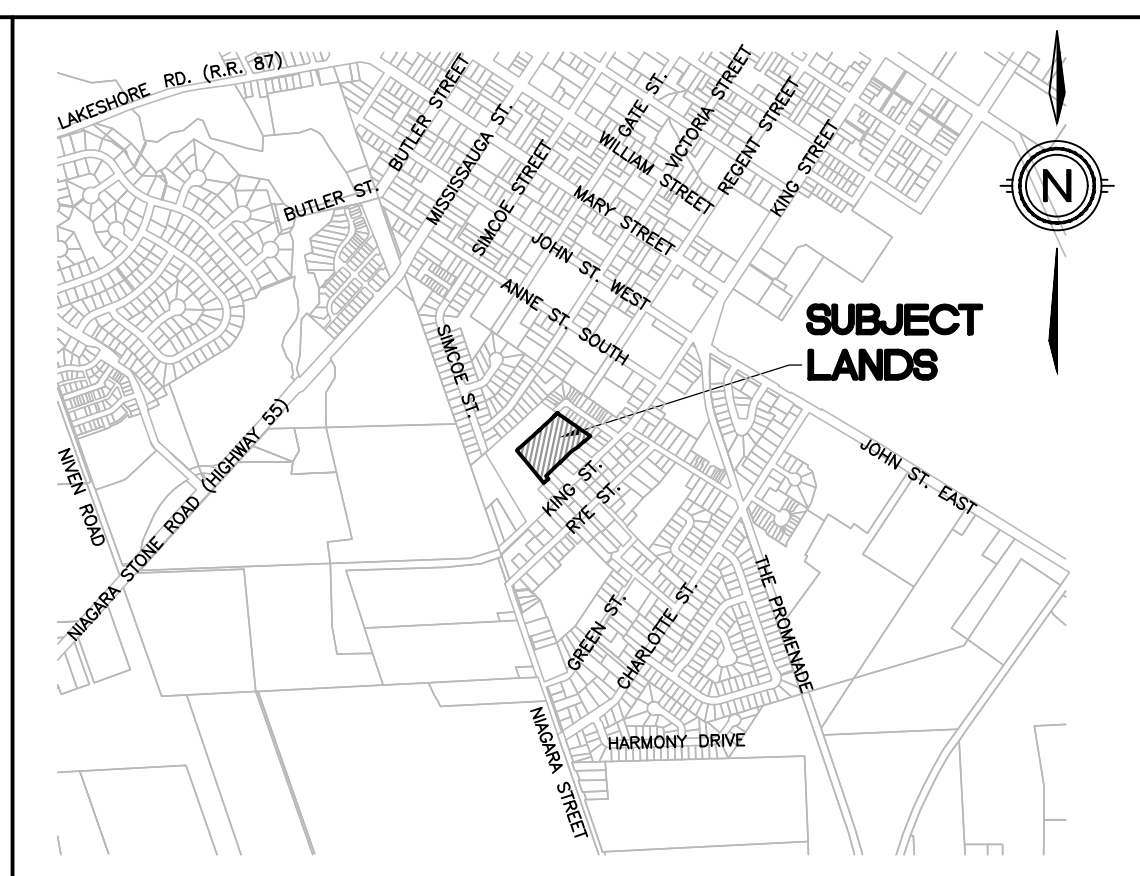
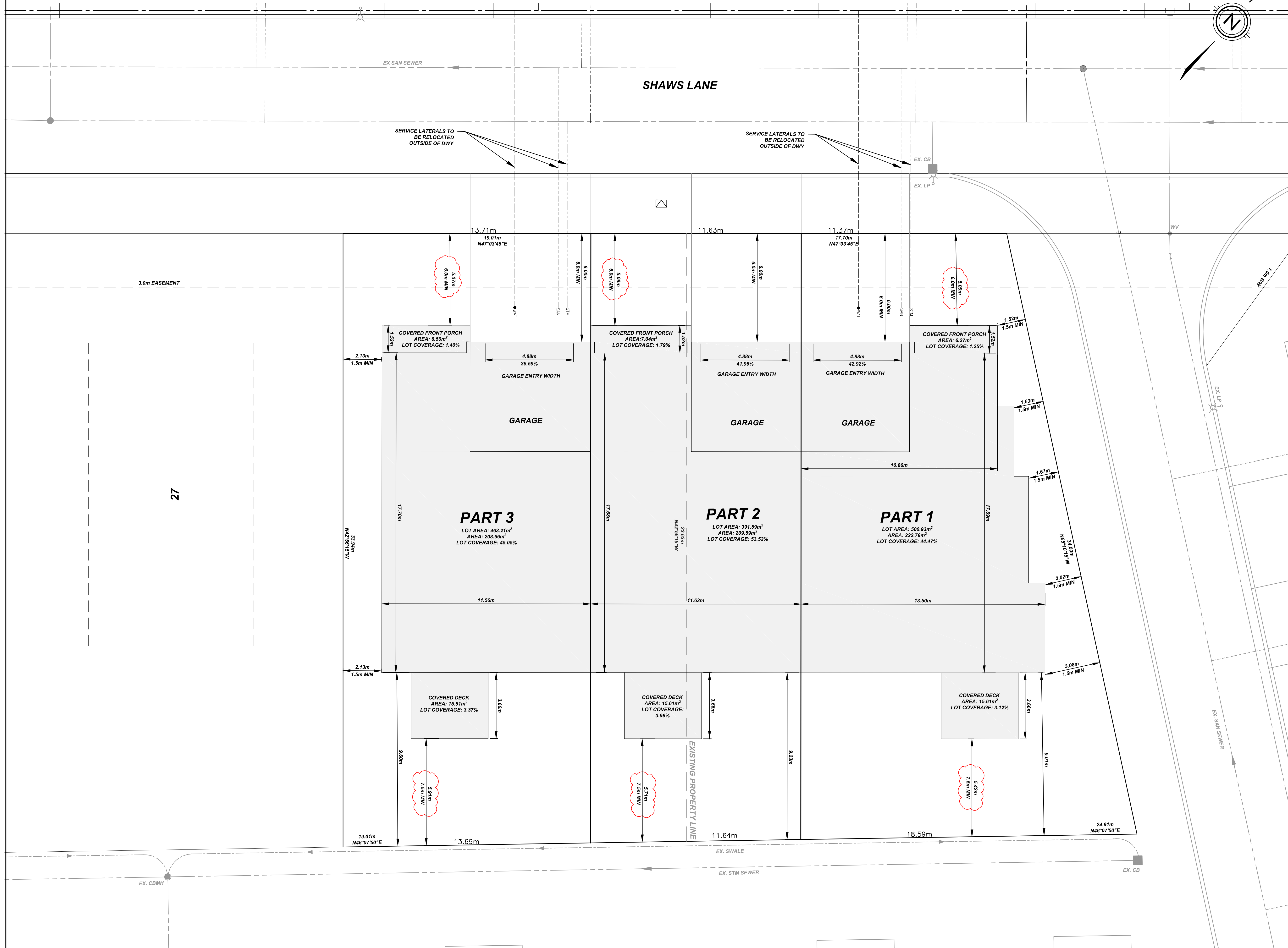


# ROYAL ALBION VILLAGE (LOT 28-29 RECONFIGURATION)

## TOWN OF NIAGARA-ON-THE-LAKE



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

**CONCEPT PLAN**

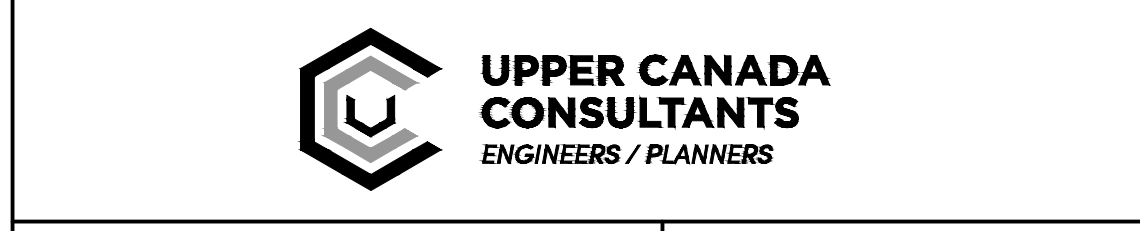
**LEGAL DESCRIPTION**  
 LOT 28, 29  
 TOWN OF NIAGARA-ON-THE-LAKE  
 REGIONAL MUNICIPALITY OF NIAGARA

**ZONING MATRIX BY-LAW RM1**

PROVISIONS	REQUIRED	PART 1	PART 2	PART 3
MINIMUM LOT AREA PER UNIT	195m <sup>2</sup>	500.93m <sup>2</sup>	391.59m <sup>2</sup>	463.21m <sup>2</sup>
MAXIMUM TOTAL LOT COVERAGE	50%	DWELLING UNIT: 44.47% DECK: 3.12% PORCH: 1.25%	DWELLING UNIT: 53.52% DECK: 3.98% PORCH: 1.79%	DWELLING UNIT: 45.05% DECK: 3.37% PORCH: 1.40%
MINIMUM UNIT FRONTAGE	(i) INTERIOR UNIT: 7.5m (32.8ft) (ii) EXTERIOR UNIT: 9.0m (32.8ft)	11.37m	11.63m	13.71m
MINIMUM LANDSCAPED OPEN SPACE	25%	43.69%	30.95%	41.43%
MINIMUM FRONT YARD SETBACK	TO DWELLING: 6.0m (19.0 ft)	5.09m	5.09m	5.07m
MINIMUM INTERIOR SIDE YARD SETBACK FOR COMMON WALLS	1.5m (4.9ft) 0m (0ft)	1.52m	0m	2.13m
MINIMUM EXTERIOR SIDE YARD SETBACK	4.5m (14.76ft)	N/A	N/A	N/A
MINIMUM REAR YARD SETBACK	7.5m (24.6ft)	5.42m	5.71m	5.91m
MINIMUM DWELLING FLOOR AREA	84m <sup>2</sup> (904ft <sup>2</sup> )	222.78m <sup>2</sup>	209.59m <sup>2</sup>	208.66m <sup>2</sup>
MINIMUM ACCESSORY BUILDING YARDS SETBACK	0.5m (1.64ft)	N/A	N/A	N/A
MINIMUM SETBACK OF UNCOVERED, UNENCLOSED OR COVERED PATIO OR DECK FORM REQUIRES A SIDE YARD SETBACK	0.6m (2ft)	N/A	N/A	N/A
MINIMUM ACCESSORY BUILDING EXTERIOR SIDE YARD SETBACK (AS AMENDED BY 4316Y-12)	4.5m (14.76ft)	N/A	N/A	N/A

**SITE STATISTICS**

AREA	m <sup>2</sup>	% COVERAGE
BUILDING	709.78	52.38%
DRIVEWAY	112.33	8.29%
LANDSCAPING	532.83	39.33%
TOTAL	1354.94	100.00
UNITS		3
DEVELOPABLE AREA		0.1354ha
DENSITY (UNITS/DEVELOPABLE AREA)		22.14u/ha



<b>SITE PLAN</b>	DRAWING TITLE	DRAFTING	ND
		DATE	OCTOBER 15, 2025
		PRINTED	OCTOBER 15, 2025
		SCALE	1:100
	DWG. No.	REV	
	<b>1487-SP</b>	<b>0</b>	