

**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
HYD ⊙	PROP 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
L.S. ⊕	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
PRIVATE ROADWAY	0.055	15.99
DRIVEWAY/PARKING	0.021	6.10
LANDSCAPING/OPEN SPACE	0.123	35.76
<b>TOTAL DEVELOPABLE AREA</b>	<b>0.344</b>	<b>100.00</b>
TOTAL RESIDENTIAL NET AREA (EXCLUDES PRIVATE ROADWAY)	0.289	
NET RESIDENTIAL DENSITY		31.14u/ha
NON-DEVELOPABLE AREA		0.424 ha
<b>TOTAL AREA</b>	<b>0.768 ha</b>	
SNOW STORAGE AREA		43.88m <sup>2</sup>
PRIVATE ROAD		551.91m <sup>2</sup>
SNOW STORAGE PERCENT OF PRIVATE ROAD		7.95%

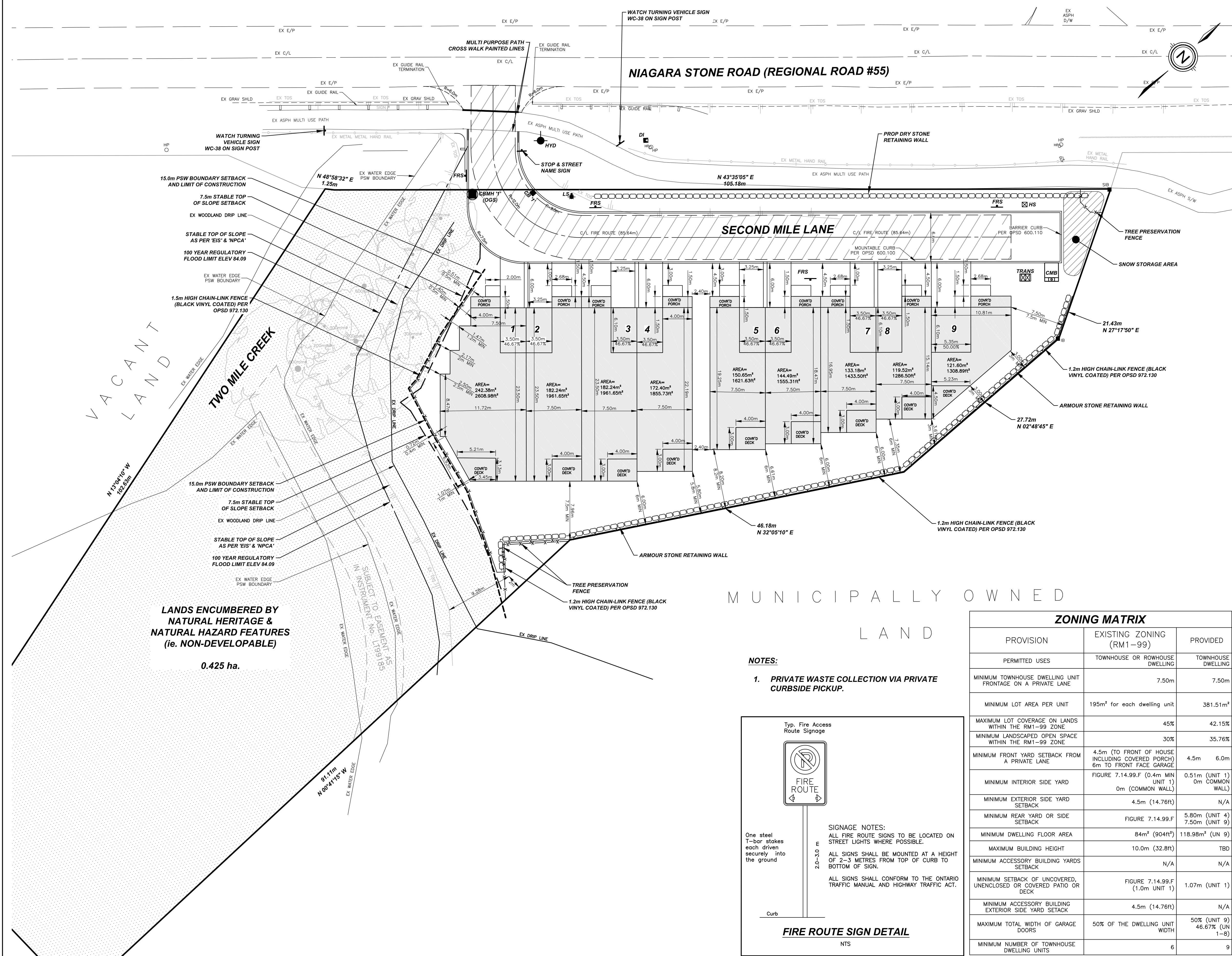


**OPERATIONS DEPARTMENT APPROVAL**

SIGNATURE	DATE
MIKE KOMJENOVIC	ENGINEERING SUPERVISOR
NAME	POSITION

**FIRE DEPARTMENT APPROVAL**

SIGNATURE	DATE
NICK RULLER	FIRE CHIEF
NAME	POSITION

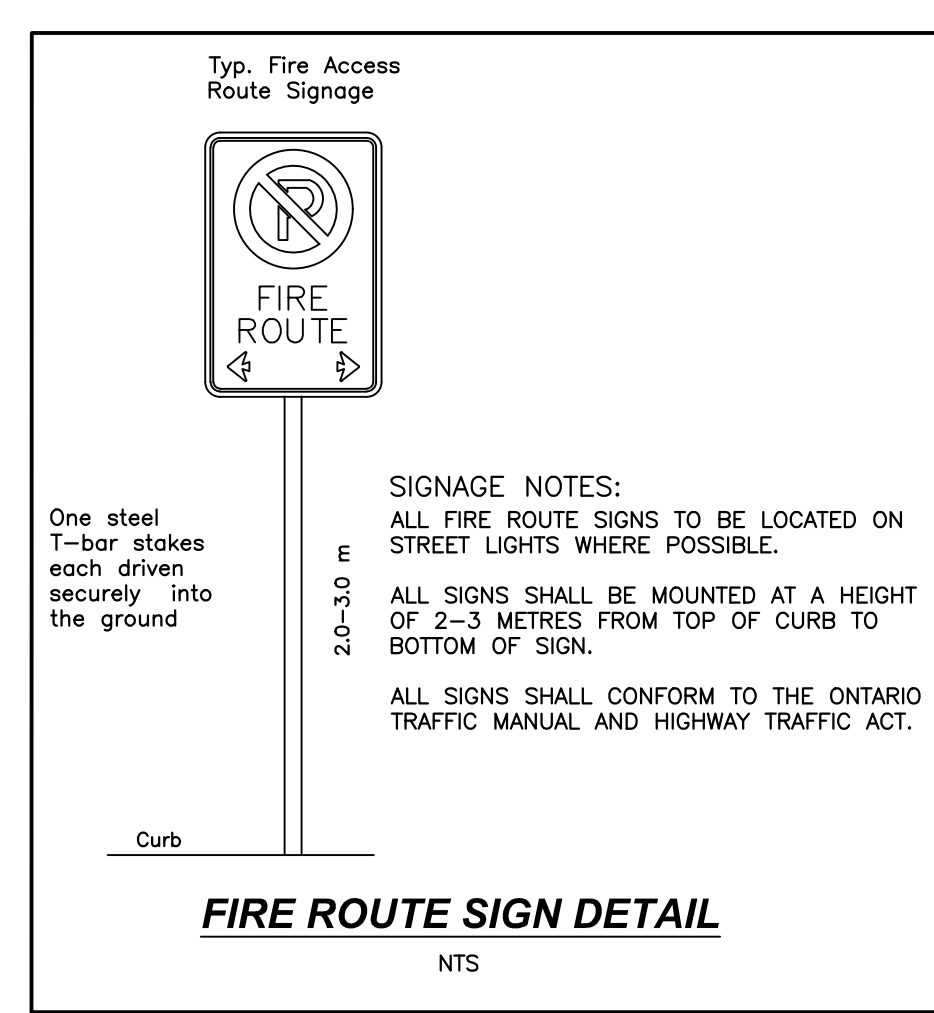


MUNICIPALLY OWNED LAND

**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 <sup>2</sup> for each dwelling unit	381.51m <sup>2</sup>
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 <sup>2</sup> (904ft <sup>2</sup> )	118.98m <sup>2</sup> (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 SETBACK	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.



#	REVISION	DATE	INIT
4	REVISED PER COMMENTS (2025-10-17)	2025-10-21	TA
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, WATERMANS, 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	2025-10-21
PRINTED	2025-10-21
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REV	4