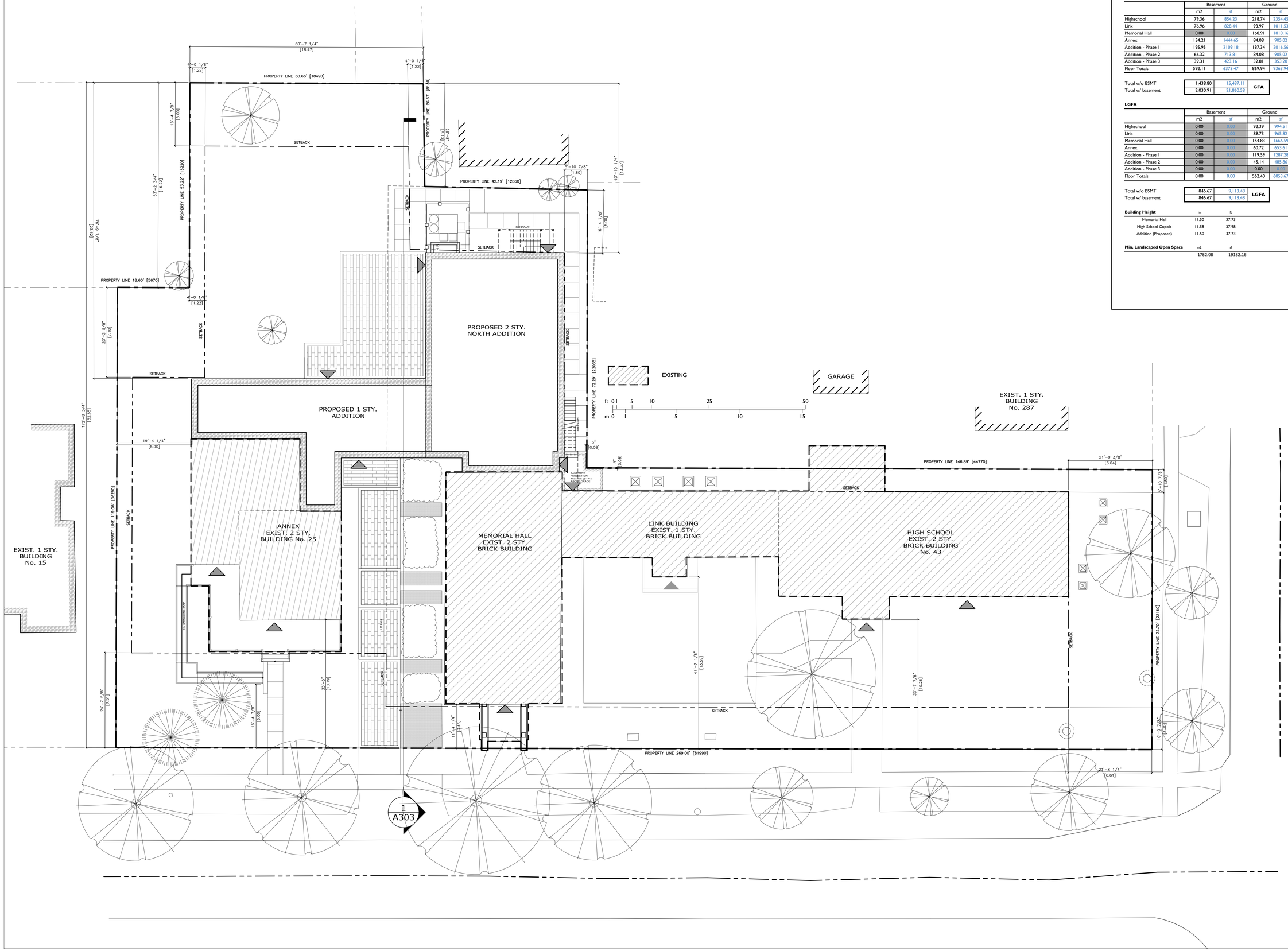

ZONING SITE ANALYSIS

Municipal Address: 25 & 43 Castlereagh St, Niagara-on-the-Lake, ON

Zoning Classification: Site Specific Institutional - Specific Insitiutional XX (I-XX) Zone

SITE STATS

	m2	sf
Lot Area 43 Castelreagh	1695.10	18245.90
Lot Area 25 Castelreagh	1056.45	11371.53
Lot Area Total	2751.55	29617.44

	m	ft
Lot Frontage	81.99	269.00
Lot Depth	52.65	172.73

GFA

	Basement		Ground		2nd	
	m2	sf	m2	sf	m2	sf
Highschool	79.36	854.23	218.74	2354.45	189.90	2044.03
Link	76.96	828.44	93.97	1011.53	0.00	0.00
Memorial Hall	0.00	0.00	168.91	1818.16	129.35	1392.30
Annex	134.21	1444.65	84.08	905.02	68.89	741.56
Addition - Phase 1	195.95	2109.18	187.34	2016.56	180.72	1945.29
Addition - Phase 2	66.32	713.81	84.08	905.02	0.00	0.00
Addition - Phase 3	39.31	423.16	32.81	353.20	0.00	0.00
Floor Totals	592.11	6373.47	869.94	9363.94	568.86	6123.17

Total w/o BSMT	1,438.80	15,487.11	GFA
Total w/ basement	2,030.91	21,860.58	

LGFA

	Basement		Ground		2nd	
	m2	sf	m2	sf	m2	sf
Highschool	0.00	0.00	92.39	994.51	0.00	0.00
Link	0.00	0.00	89.73	965.82	0.00	0.00
Memorial Hall	0.00	0.00	154.83	1666.59	121.01	1302.55
Annex	0.00	0.00	60.72	653.61	42.28	455.08
Addition - Phase 1	0.00	0.00	119.59	1287.28	120.98	1302.17
Addition - Phase 2	0.00	0.00	45.14	485.86	0.00	0.00
Addition - Phase 3	0.00	0.00	0.00	0.00	0.00	0.00
Floor Totals	0.00	0.00	562.40	6053.67	284.27	3059.80

Total w/o BSMT	846.67	9,113.48	LGFA
Total w/ basement	846.67	9,113.48	

Building Height	m	ft
Memorial Hall	11.50	37.73
High School Cupola	11.58	37.98
Addition (Proposed)	11.50	37.73

Min. Landscaped Open Space	m2	sf
	1782.08	19182.16

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ONTARIO ASSOCIATION OF ARCHITECTS
STEVEN COMISSO
LICENCE
5451

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ISSUANCES:

1 ZBA APPLICATION	2025.12.12

CLIENT:
NOTL MUSEUM

PROJECT NAME:
ZBA

LOCATION:
43 CASTLEREAGH STREET
NIAGARA-ON-THE-LAKE

DATE:
AUGUST 2024

DRAWN BY: SC | CHECKED BY:

DRAWING NAME:
SITE PLAN

SCALE:
1/8"=1'-0"

DRAWING #:
SK-001

PROJECT No.:
2501

PROPERTY LINE 60.66' [18490]

PROPERTY LINE 42.19' [12860]

PROPERTY LINE 72.29' [22035]

PROPOSED 2 STY.
NORTH ADDITION

GARAGE

EXIST. 1 STY.
BUILDING
No. 287

PROPERTY LINE 146.89' [44770]

GRAVEL

PROPERTY LINE 119.80' [36540]

EXIST. 1 STY.
BUILDING
No. 15

ANNEX
EXIST. 2 STY.
BUILDING No. 25

MEMORIAL HALL
EXIST. 3 STY.
BRICK BUILDING

LINK BUILDING
EXIST. 1 STY.
BRICK BUILDING

HIGH SCHOOL
EXIST. 2 STY.
BRICK BUILDING
No. 43

PROPERTY LINE 269.00' [81990]

PROPERTY LINE 72.70' [22160]

PLANTING LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS SHRUB/SMALL TREE
- EXISTING CONIFEROUS SHRUB/SMALL TREE
- EXISTING GROUNDCOVER BED
- PROPOSED CONIFEROUS TREE
- PROPOSED CONIFEROUS SHRUB/HEDGE
- PROPOSED EVERGREEN PERENNIAL GROUND COVER BED

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ISSUANCES:

1	ZBA APPLICATION 2025.12.12

CLIENT:
NOTL MUSEUM

PROJECT NAME:
ZBA

LOCATION:
43 CASTLEREAGH STREET
NIAGARA-ON-THE-LAKE

DATE:
AUGUST 2024

DRAWN BY: SC

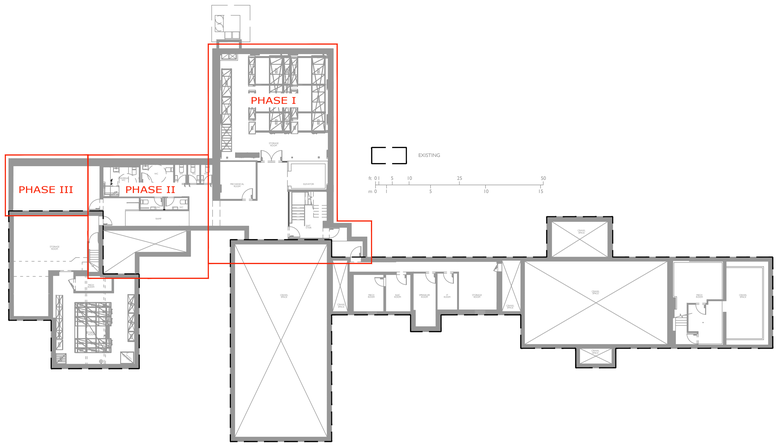
CHECKED BY:

DRAWING NAME:
SITE PLAN
PLANTING

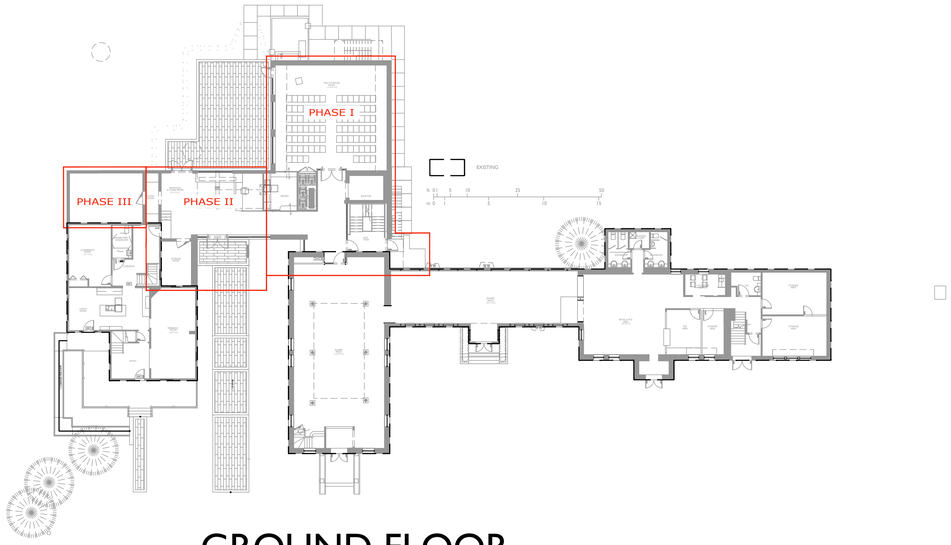
SCALE:
1/8"=1'-0"

DRAWING #:
SK-002

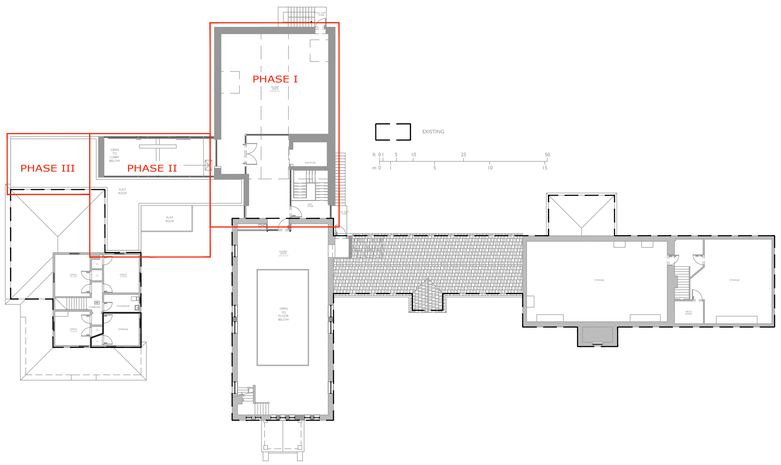
PROJECT No.:
2501



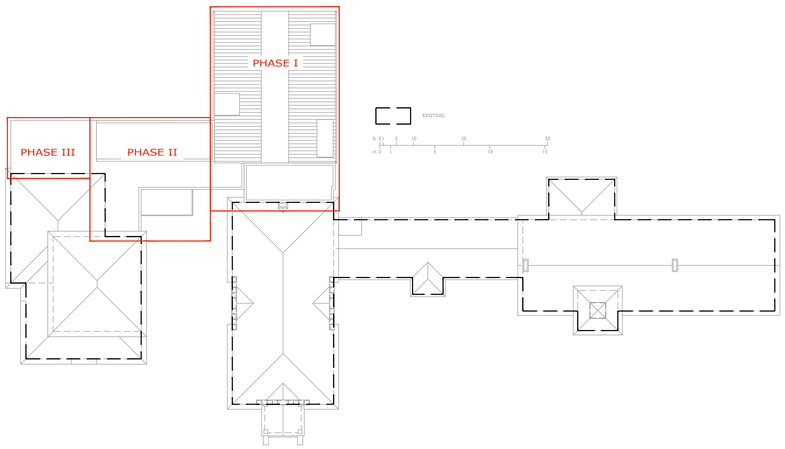
BASEMENT



GROUND FLOOR



SECOND FLOOR



ROOF

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ISSUANCES:

1	ZBA APPLICATION

2025.12.12

CLIENT:
NOTL MUSEUM

PROJECT NAME:
ZBA

LOCATION
43 CASTLEREAGH STREET
NIAGARA-ON-THE-LAKE

DATE:
AUGUST 2024

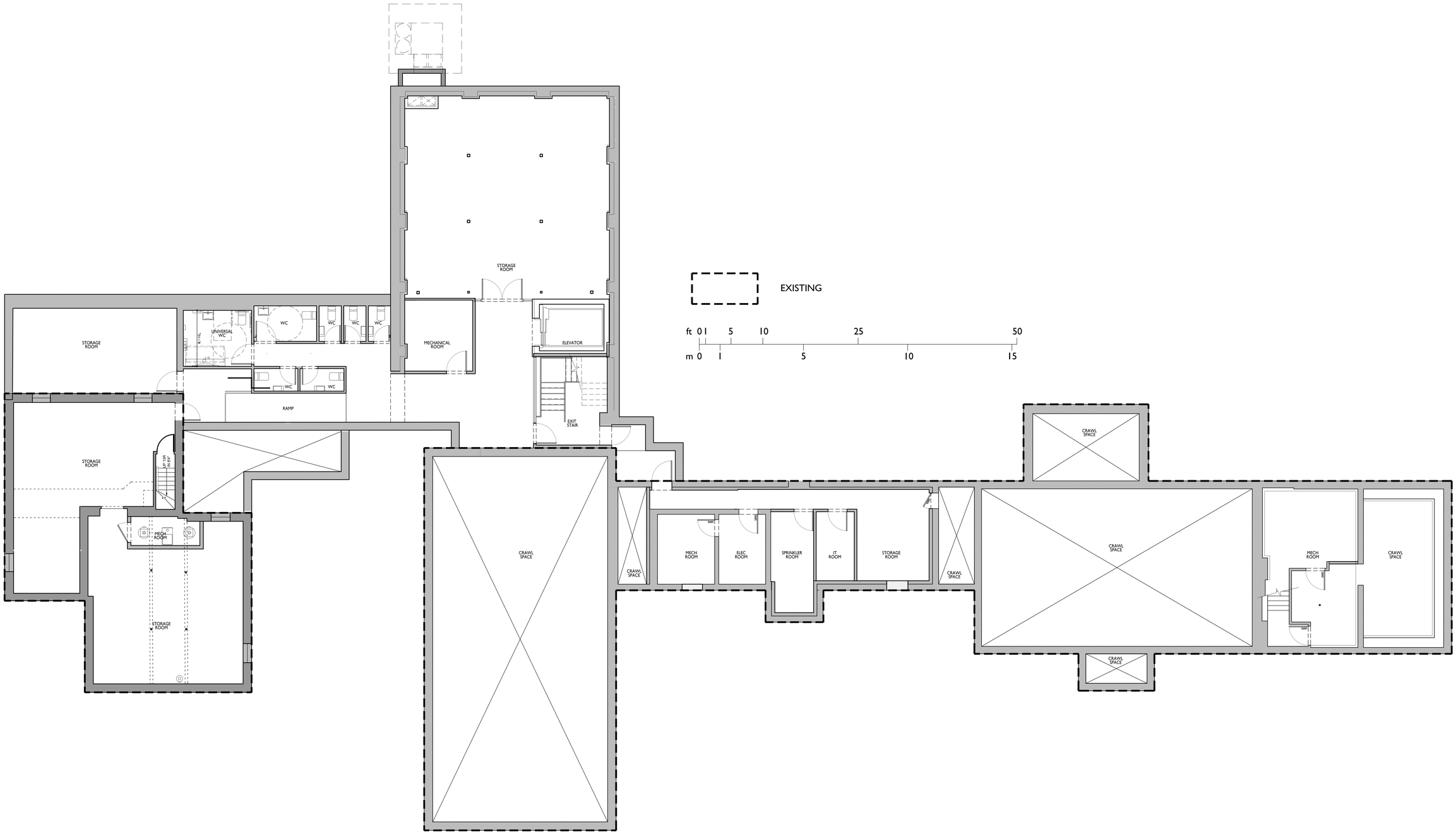
DRAWN BY: SC | CHECKED BY:

DRAWING NAME:
PHASING PLANS

SCALE:
1/16"=1'-0"

DRAWING #:
SK-003

PROJECT No.:
2501



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ISSUANCES:

1	ZBA APPLICATION 2025.12.12

CLIENT:
NOTL MUSEUM

PROJECT NAME:
ZBA

LOCATION:
43 CASTLEREAGH STREET
NIAGARA-ON-THE-LAKE

DATE:
AUGUST 2024

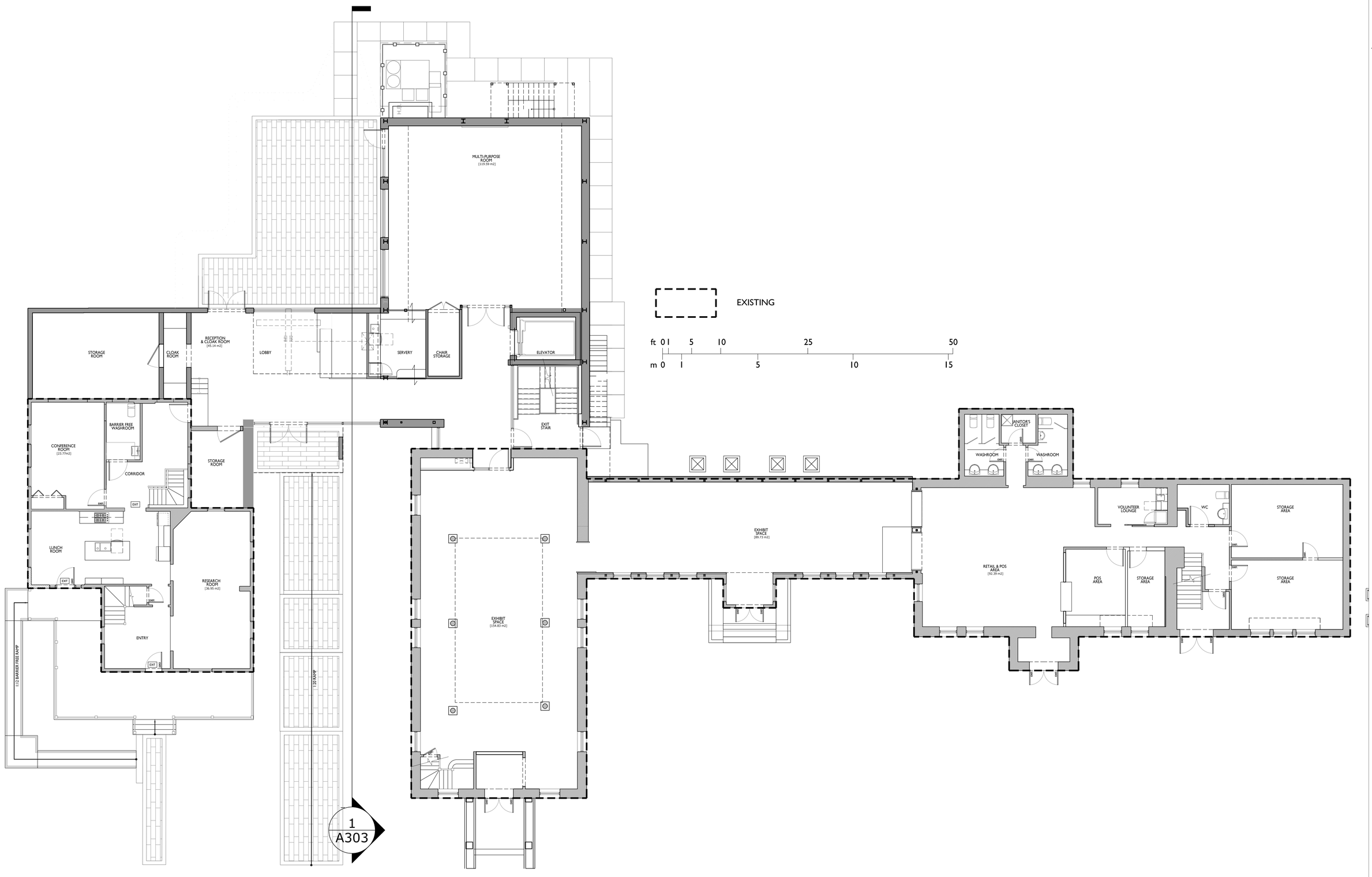
DRAWN BY: SC | CHECKED BY:

DRAWING NAME:
BASEMENT

SCALE:
3/16"=1'-0"

DRAWING #:
SK-100

PROJECT No.:
2501



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ISSUANCES:

1	ZBA APPLICATION	2025.11.12

CLIENT:
NOTL MUSEUM

PROJECT NAME:
ZBA

LOCATION:
43 CASTLEREAGH STREET
NIAGARA-ON-THE-LAKE

DATE:
NOVEMBER 2025

DRAWN BY: SC
CHECKED BY:

DRAWING NAME:
GROUND FLOOR

SCALE:
3/16"=1'-0"

DRAWING #:
SK-101

PROJECT No.:
2501

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EXISTING

ft 0 1 5 10 25 50
m 0 1 5 10 15

EXT. EXIT STAIR
EXHIBIT SPACE [120.98 m2]
OPEN TO LOBBY BELOW
ELEVATOR
EXIT STAIR
EXT. EXIT STAIR
FLAT ROOF
FLAT ROOF
EXHIBIT SPACE [121.01 m2]
OPEN TO FLOOR BELOW
STORAGE
STORAGE
MECH ROOM
OFFICE 15.17m2
CL.
OFFICE 14.58m2
CORRIDOR
WASHROOM
OFFICE 12.01m2
STORAGE
1
A303

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ISSUANCES:

1	ZBA APPLICATION
2025 12 12	

CLIENT:
NOTL MUSEUM

PROJECT NAME:
ZBA

LOCATION:
43 CASTLEREAGH STREET
NIAGARA-ON-THE-LAKE

DATE:
NOVEMBER 2025

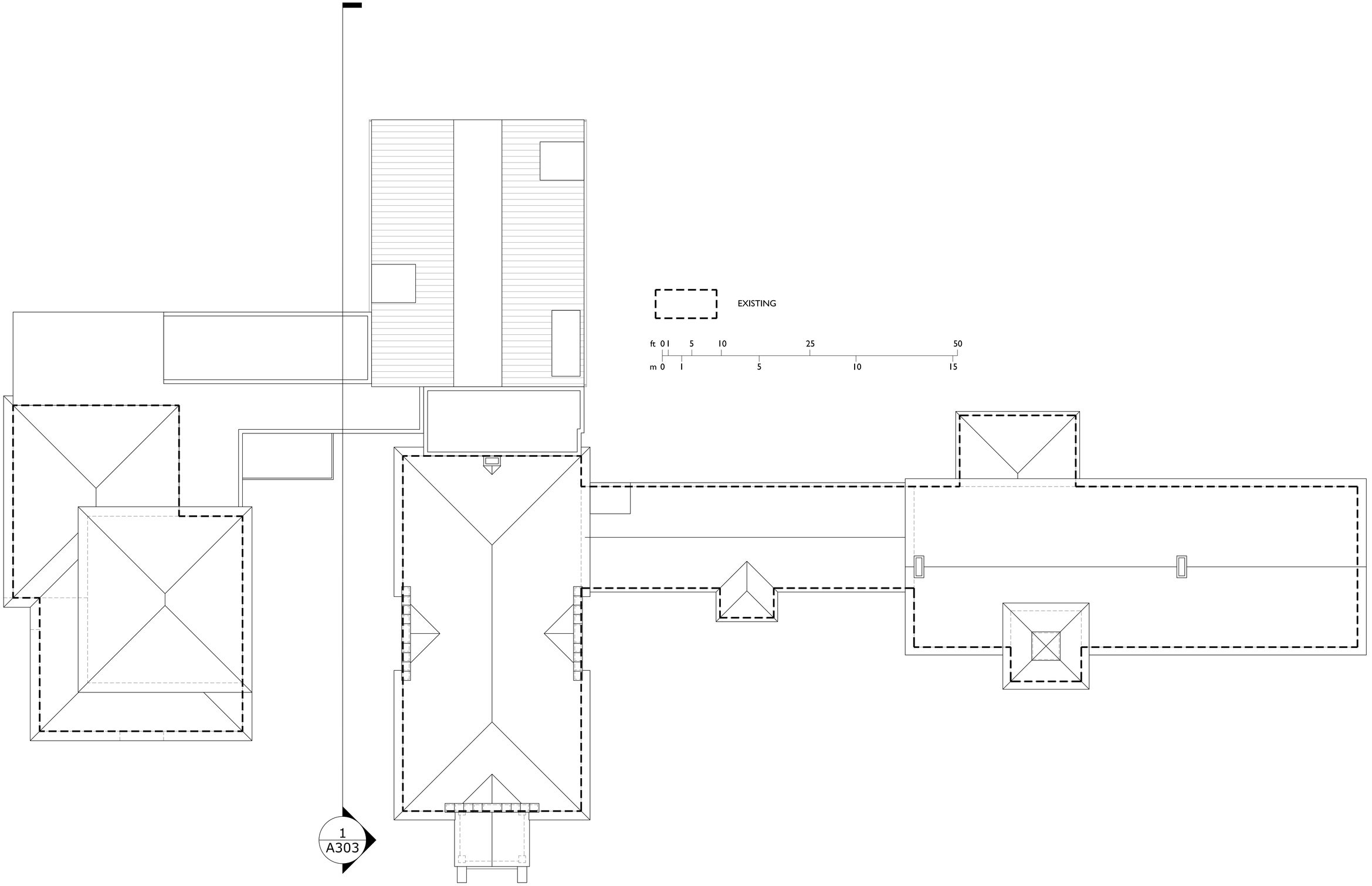
DRAWN BY: SC
CHECKED BY:

DRAWING NAME:
SECOND FLOOR

SCALE:
3/16"=1'-0"

DRAWING #:
SK-102

PROJECT No.:
2501



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ISSUANCES:

1	ZBA APPLICATION	2025 12 12

CLIENT:
NOTL MUSEUM

PROJECT NAME:
ZBA

LOCATION
43 CASTLEREAGH STREET
NIAGARA-ON-THE-LAKE

DATE:
NOVEMBER 2025

DRAWN BY: SC | CHECKED BY:

DRAWING NAME:
ROOF

SCALE:
3/16"=1'-0"

DRAWING #:
SK-103

PROJECT No.:
2501

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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ISSUANCES:

01 ZBA APPLICATION	2015 12 12

CLIENT:
NOTL MUSEUM

PROJECT NAME:
ZBA

LOCATION
43 CASTLEREAGH STREET
NIAGARA-ON-THE -LAKE

DATE:
DEC 2017

DRAWN BY:	CHECKED BY:
WGB	SC

DRAWING NAME:
ELEVATIONS
SOUTH
WEST

SCALE:
AS NOTED

DRAWING #:
SK-301

PROJECT No:
1624

1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

3 SECTION THROUGH LINK - LOOKING EAST
SCALE: 3/16" = 1'-0"

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ISSUANCES

01	ZBA APPLICATION

2015 12 12

CLIENT:
NOTL MUSEUM

PROJECT NAME:
ZBA

LOCATION
43 CASTLEREAGH STREET
NIAGARA-ON-THE -LAKE

DATE:
DEC 2017

DRAWN BY: WGB
CHECKED BY: SC

DRAWING NAME:
ELEVATIONS
SOUTH
WEST

SCALE:
AS NOTED

DRAWING #:
SK-302

PROJECT No:
1624

REAR ADDITION WITH NEW ENTRANCE

MEMORIAL HALL

37'-8 3/4" 11500mm — EXIST. MEMORIAL HALL ROOF / PROPOSED ADDITION ROOF

20'-5 1" 6235mm — EXIST. LINK ROOF

11'-9" 3580mm — EXIST. MEMORIAL HALL 2nd FLOOR / PROPOSED ADDITION 2nd FLOOR

1'-7" 465mm — EXIST. MEMORIAL HALL 1st FLOOR / PROPOSED ADDITION 1st FLOOR

0" 0mm — GRADE

NEW ENTRANCE

1 WEST ELEVATION at MEMORIAL HALL
SCALE: 3/16" = 1'-0"

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ISSUANCES

01	ZBA APPLICATION — 2015 12 12

CLIENT:
NOTL MUSEUM

PROJECT NAME:
ZBA

LOCATION
43 CASTLEREAGH STREET
NIAGARA-ON-THE -LAKE

DATE:
DEC 2017

DRAWN BY:	CHECKED BY:
WGB	SC

DRAWING NAME:
ELEVATIONS
SOUTH
WEST

SCALE:
AS NOTED

DRAWING #:
SK-303

PROJECT No:
1624