

TAWNY RIDGE ESTATES - PHASE 3

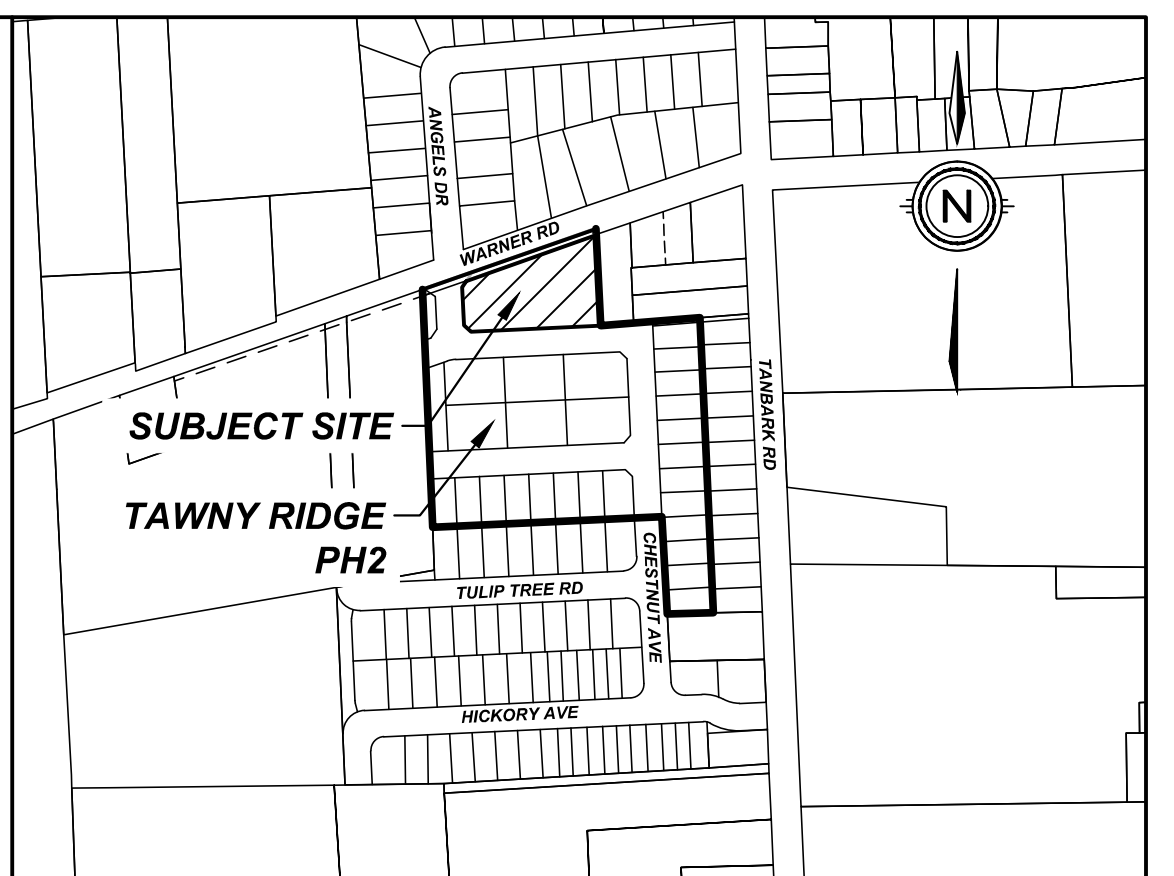
TOWN OF NIAGARA-ON-THE-LAKE

LEGEND

- HYD EX HYDRANT
- HYD PROP HYDRANT
- HP EX HYDRO POLE
- LS EX LIGHT STANDARD
- LS PROP LIGHT POLE
- TRANS PROP HYDRO TRANSFORMER
- PED PROP STREET PEDESTAL
- CMB PROP COMMUNITY MAILBOX
- STOP W/ STREET NAME SIGN (Rb-1)
- NO PARKING - BOTH WAYS (Rb-51)
- NO PARKING - LEFT (Rb-51L)
- EMERGENCY PARKING ONLY (Rb-58)
- CHEVRON ALIGNMENT SIGN (Wc-9)
- CHECKERBOARD WARNING (Wc-8)
- NO PASSING HERE TO CROSSING (Rb-10)
- PEDESTRIAN CROSSING AHEAD (Wc-27R)

STREET TOWN UNIT AREAS

BLOCK 1	BLOCK 3	BLOCK 5
UNIT A 344.16m ²	UNIT A 211.84m ²	UNIT A 268.49m ²
B 164.50m ²	B 164.70m ²	B 199.84m ²
C 164.50m ²	C 164.70m ²	C 282.21m ²
D 289.49m ²	E 315.23m ²	
BLOCK 2	BLOCK 4	
UNIT A 293.21m ²	UNIT A 405.30m ²	
B 160.17m ²	B 171.71m ²	
C 207.19m ²	C 201.97m ²	



LEGAL DESCRIPTION

BLOCK 27, PLAN 30M-###
GEOGRAPHIC TOWNSHIP OF NIAGARA
IN THE TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

ZONING MATRIX - RESIDENTIAL MULTIPLE (RM1-XX) ZONE

PROVISION	REQUIRED	PROVIDED
PERMITTED USE: STREET TOWNHOUSE DWELLINGS		
MINIMUM LOT FRONTAGE PER UNIT		
i) Interior Lot	6.2m	6.1m
ii) Exterior Lot	10.0m	7.8m
MINIMUM LOT AREA PER UNIT		
i) Interior Lot	230m ²	i) 160.17m ²
ii) Exterior Lot	300m ²	ii) 201.97m ²
MAXIMUM LOT COVERAGE	45%	55.02%
MINIMUM LANDSCAPED OPEN SPACE	25%	33.66%
MINIMUM FRONT YARD SETBACK TO FRONT FACE OF DWELLING	4.5m	4.5m
MAXIMUM FRONT YARD SETBACK	6.0m	8.44m
MINIMUM FRONT YARD SETBACK TO GARAGE FACE	7.5m	6m
MAXIMUM WIDTH OF GARAGE FACE	3.5m	3.5m
MAXIMUM WIDTH OF GARAGE DOOR	50% of unit facade width	40.33% (2.44m (8ft))
MINIMUM INTERIOR SIDE YARD SETBACK:		
i) FOR END UNITS	1.5m	NA
ii) END UNITS HAVING A HEIGHT 5m OR GREATER	1.8m	1.50m
iii) END UNITS WITH NO ATTACHED GARAGE	3.0m	NA
MINIMUM EXTERIOR SIDE YARD SETBACK	4.5m	4.55m
WHERE AN ENTRANCE TO AN ATTACHED GARAGE FACES AN EXTERIOR SIDE YARD	6.0m	N/A
MINIMUM REAR YARD SETBACK	7.5m	NA
FOR UNITS HAVING HEIGHT 8m OR GREATER	9.0m	3.90m
MINIMUM DWELLING FLOOR AREA	80m ²	±130m ²
MAXIMUM BUILDING HEIGHT	10.0m	10.0m
MINIMUM ACCESSORY BUILDING YARDS SETBACK	0.5m	N/A
MINIMUM ACCESSORY BUILDING EXTERIOR SIDE YARD SETBACK	4.5m	N/A
PROJECTIONS OR ENCROACHMENTS OF UNENCLOSED & UNCOVERED PORCH, DECK, BALCONY, PATIO OR STEPS		
i) FRONT YARD	i) MAX. 1.5m PROJECTION	i) 2.48m
ii) SIDE YARD	ii) MAX. 0.6m PROJECTION	ii) 1.32m
MAXIMUM DRIVEWAY WIDTH	6.0m	3.05m
MINIMUM WIDTH OF REQUIRED PARKING SPACE IN PRIVATE GARAGE	3.0m	3.0m
MINIMUM PARKING REQUIREMENT	2 per unit	2 per unit
MINIMUM DRIVEWAY SETBACKS	8m from exterior property line 1m from interior property line	7.08m 0.15m

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(ha)	AREA(%)
STREET TOWN RESIDENTIAL	BLOCK 1-5	18	0.417	100.00
TOTAL		18	0.417	100.00
DEVELOPABLE AREA			0.417	Ho.
DENSITY (UNITS/DEVELOPABLE AREA)			43.17	u/Ho.

#	REVISION	DATE	INIT
1	REVISED PER COMMENTS	2026-02-12	M.K
0	ISSUED FOR APPROVAL	2025-06-18	M.K

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DRAWING TITLE: **DEVELOPMENT SITE PLAN**

DRAFTING: MK
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