YORK ROAD RESIDENTIAL INFILL

1317 YORK RD, NIAGARA-ON-THE-LAKE,
L0S 1P0

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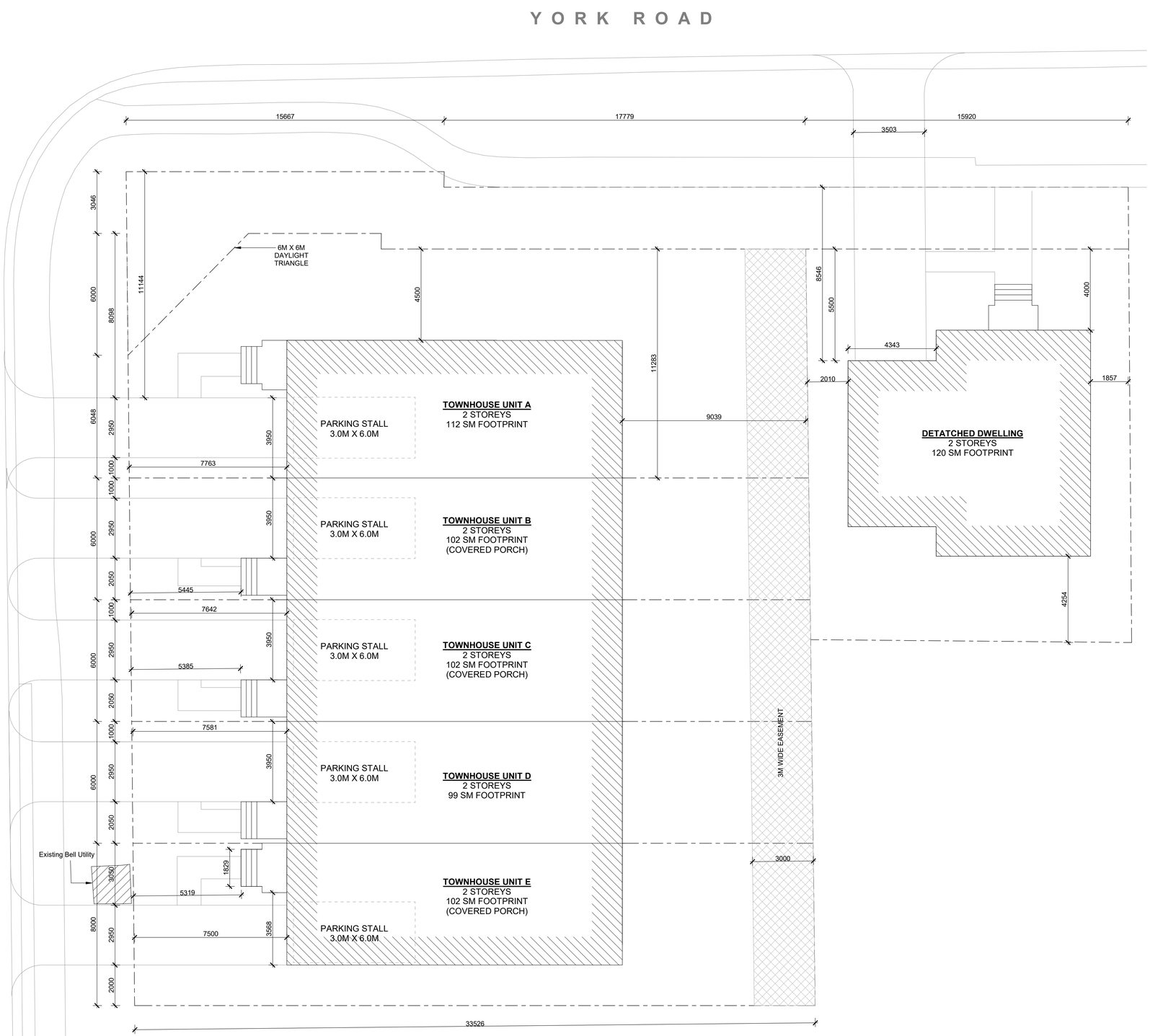

2 A1 SITE PLAN
1 : 100

KEY MAP

ADDRESS

CIVIC ADDRESS	1317 YORK ROAD, NOTL, ON, L0S 1J1
LEGAL DESCRIPTION	PT LOT 90

ZONING MATRIX

ZONING DESIGNATION:	R1	
BYLAW NUMBER	4316-09	
PERMITTED USES:	**RM1 - TOWNHOUSES (SITE-SPECIFIC)**	
	REQUIRED:	**PROPOSED:**
LOT AREA (MIN) (AFTER ROAD WIDENING - 1546 SQ.M)	Min Interior Lot 230 SQ.M and Exterior Lot 300 SQ.M	***Interior Lot - 201 SQ.M*** Exterior Lot - 369 SQ.M
LOT FRONTAGE (MIN AND MAX)	Min Interior Lot 6.2M and Exterior Lot 10.0M	***Interior Lot - 6.0M*** Exterior Lot - 11.2M
FRONT YARD SETBACK TO THE FRONT FACE OF THE BUILDING (MIN)	4.5M	5.4 metres (steps) 7.5M (garage)
FRONT YARD SETBACK (MAX)	6.0M	5.5M (steps) ***7.7M (garage)***
FRONT YARD SETBACK TO FRONT FACE OF THE ATTACHED GARAGE (MIN)	7.5M	7.5M
SIDE YARD INTERIOR (MIN)	1.5M, End units taller than 5.0m then 1.8M no attached garage provided then 3.0M	2.0M
SIDE YARD EXTERIOR (MIN AND MAX)	4.5 M entrance to attached garage faces exterior side yard then 6.0M	4.5M
REAR YARD (MIN)	7.5 M Except for units having a height 8.0M or greater, then 9.0M shall be provided.	9.0M
BUILDING HEIGHT (MAX)	10.0 M	***11.1M (TOR)***
LANDSCAPE OPEN SPACE (MIN)	25%	48.7% (605 SQ.M)
LOT COVERAGE (MAX)	45%	42% (518 SQ.M)
MAXIMUM WIDTH OF GARAGE FACE	3.5M	***3.95M***
MINIMUM DWELLING FLOOR AREA	80 SQ.M	99 -112 SQ.M
MINIMUM ACCESSORY BUILDING YARDS SETBACK	0.5M	N/A
MINIMUM ACCESSORY BUILDING EXTERIOR SIDE YARD SETBACK	4.5M	N/A
PARKING (MIN)	2 STALLS	2 STALLS/UNIT

ZONING MATRIX

ZONING DESIGNATION:	R1 - RESIDENTIAL 1	
BYLAW NUMBER	4316-09	
PERMITTED USES:	**R1 SINGLE DETACHED DWELLING (SITE-SPECIFIC)**	
	REQUIRED:	**PROPOSED:**
LOT AREA (MIN)	668 SQ.M	***306 SQ.M***
LOT FRONTAGE (MIN)	18.0 M	***15.9M***
FRONT YARD (MIN AND MAX)	Min 6.0 M and Max 7.5 M	***4.0M***
FRONT YARD SETBACK TO FRONT FACE OF THE ATTACHED GARAGE	8.5M	***5.5M***
SIDE YARD INTERIOR (MIN)	1.5M, No attached garage 3.0M	1.8M
SIDE YARD EXTERIOR (MIN AND MAX)	4.5 M	N/A
REAR YARD (MIN)	7.5 M	***4.2M***
BUILDING HEIGHT (MAX)	10.0 M	***11.1M***
LANDSCAPE OPEN SPACE (MIN)	30%	53% (161.5 SQ.M)
LOT COVERAGE (MAX)	33%	***39% (120 SQ.M)***
MAXIMUM WIDTH OF GARAGE FACE	7.5M	4.3M
MINIMUM DWELLING FLOOR AREA	125 SQ.M	***120 SQ.M***
MINIMUM ACCESSORY BUILDING YARDS SETBACK	N/A	N/A
MINIMUM ACCESSORY BUILDING EXTERIOR SIDE YARD SETBACK	N/A	N/A
PARKING (MIN)	2 STALLS	2 STALLS/UNIT

Issue	Issued for	Date	Ini.
E	ZBA RESUBMISSION	09FEB2026	ZK
D	CLIENT REVIEW	10DEC2025	ZK
C	OPA ZBA	11JUL2025	ZK
B	CLIENT REVIEW	17JUN2025	ZK
A	CLIENT REVIEW	21APR2025	ZK

Seal

PRELIMINARY
NOT FOR CONSTRUCTION. DESIGN CONCEPT ONLY

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.

Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.

All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.

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89 - 91 St. Paul Street, Suite 100,
St. Catharines, ON, L2R 3M3
www.quartekgroup.com

Project Title

YORK ROAD RESIDENTIAL INFILL
1317 YORK RD, NIAGARA-ON-THE-LAKE, L0S 1P0

Drawing Title

SITE PLAN

Drawn	Designed by
MT	MT
Scale	**Date Created**
As indicated	10APR2025
Job Number	**Issue**
24086	E

Drawing Number

A1

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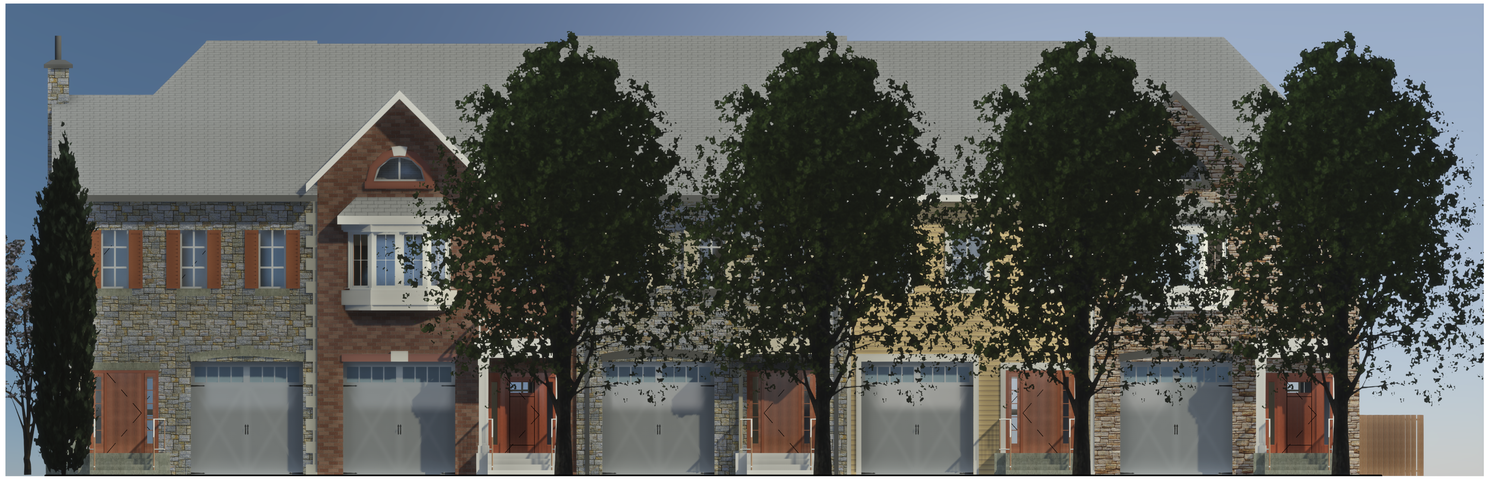
STREETSCAPE VIEW FROM TANBARK ROAD - NO TREES



STREETSCAPE VIEW FROM TANBARK ROAD - WITH MATURE TREES

STREETSCAPE VIEW FROM YORK ROAD - WITH MATURE TREES

Issue	Issued for	Date	Int.
C	FOR ZBA R1	Date 3	MT
B	FOR ZBA	14JUL2025	MT
A	CLIENT REVIEW	21APR2025	ZK

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Drawing Title

STREETSCAPE ELEVATIONS

Drawn	Designed by
MT	MT
Scale	**Date Created**
1 : 75	04/11/25
Job Number	**Issue**
24086	C

Drawing Number

A2

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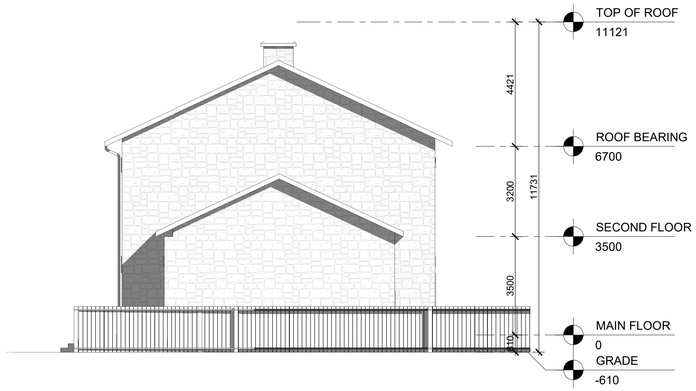
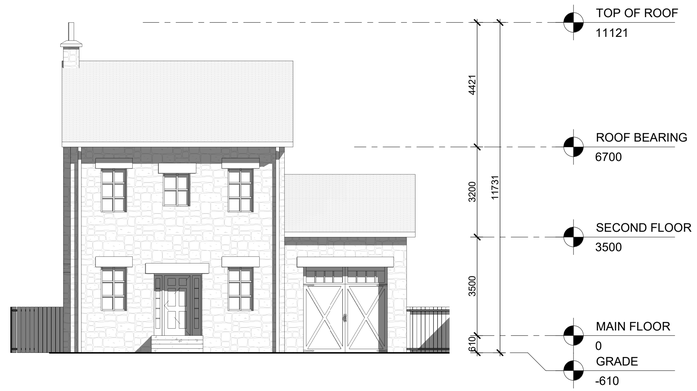
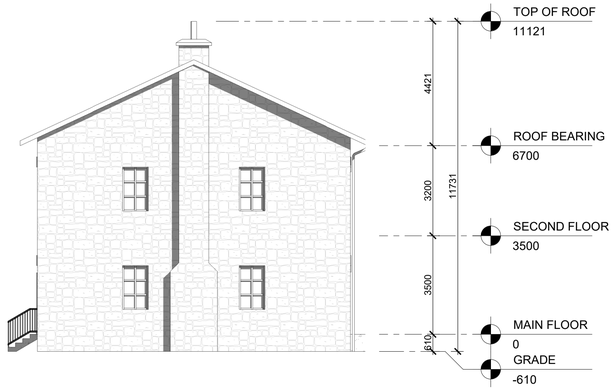


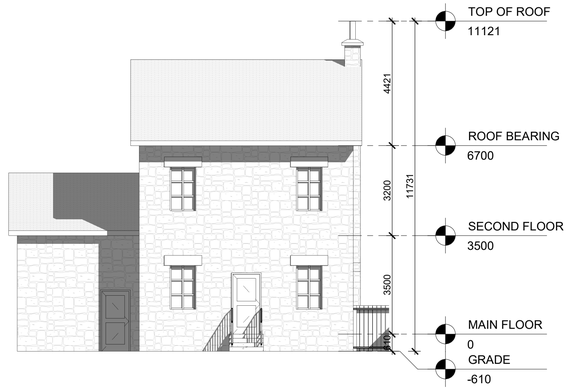
1 A4 HOUSE - WEST ELEVATION
1 : 100



2 A4 HOUSE - NORTH ELEVATION
1 : 100



3 A4 HOUSE - EAST ELEVATION
1 : 100



4 A4 HOUSE - SOUTH ELEVATION
1 : 100

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C	FOR ZBA R1	Date 3	MT
B	FOR ZBA	14JUL2025	MT
A	CLIENT REVIEW	21APR2025	ZK

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Drawing Title

HOUSE ELEVATIONS

Drawn	Designed by
MT	MT
Scale	**Date Created**
1 : 100	04/15/25
Job Number	**Issue**
24086	C

Drawing Number

A4

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