

INFORMATION TAKEN FROM SURVEY BY:
 RICHARD LAROCQUE LIMITED
 DATED JUNE 25, 2025

LOT 20, REG. PLAN 237
 CITY OF NIAGARA ON THE LAKE
 REGIONAL MUNICIPALITY OF NIAGARA

28 NELLES STREET, NIAGARA ON THE LAKE, ON, L0S 1J0

REQUIRED VARIANCES:

GARAGE SIDE YARD SETBACK

REQUIRED: 1.22m
 PROPOSED: 0.88m

DRIVEWAY SETBACK FROM SIDE PROPERTY LINE

REQUIRED: 1m
 PROPOSED: 0.31m

FRONT PORCH FRONT YARD SETBACK

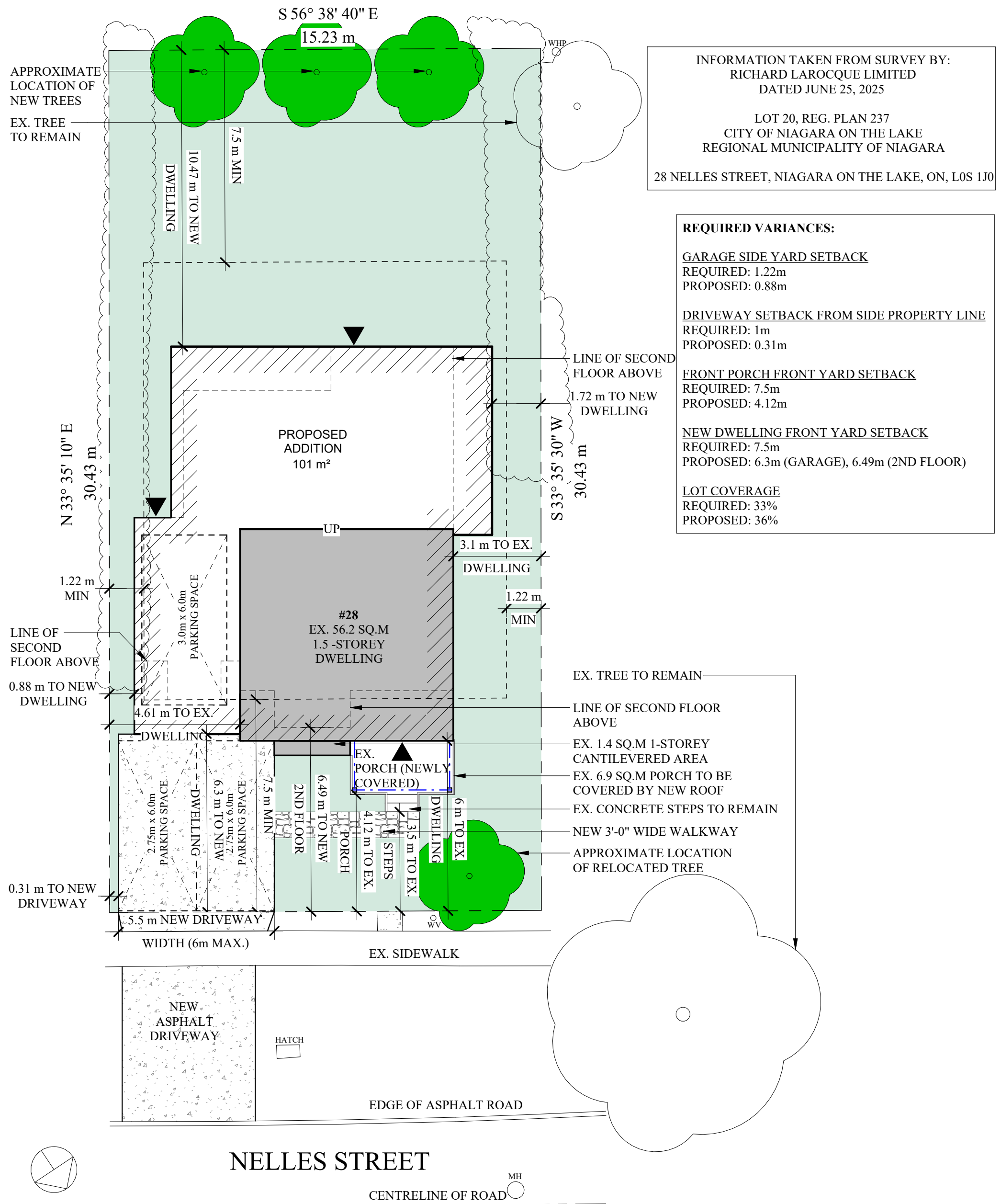
REQUIRED: 7.5m
 PROPOSED: 4.12m

NEW DWELLING FRONT YARD SETBACK

REQUIRED: 7.5m
 PROPOSED: 6.3m (GARAGE), 6.49m (2ND FLOOR)

LOT COVERAGE

REQUIRED: 33%
 PROPOSED: 36%

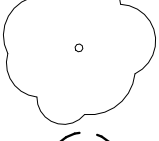
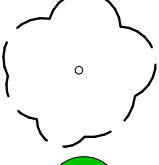
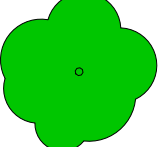


NELLES STREET

CENTRELINE OF ROAD

1 PROPOSED SITE PLAN
 Scale: 3/32" = 1'-0"

TREE LEGEND

- EXISTING 
- DEMOLISHED 
- PROPOSED 

SITE PLAN AND BUILDING STATISTICS			
Zoning:	ER - ESTABLISHED RESIDENTIAL		
	Required	Existing	Existing + Propose
Lot Area	AS EXISTING	463.8 sq.m.	463.8 sq.m.
Lot Frontage	AS EXISTING	15.24 m	15.24 m
Lot Coverage	33%	17.53% 81.3sq.m.	35.64% 165.3sq.m.
Front Setback	7.5m	6m	4.12m
Rear Setback	7.5m	16.92m	10.19m
Int.Side Setback	1.22m	3.1m / 4.61m	1.72m / 0.88m
Ex. Side Setback	4.5m	N/A	N/A
Building Height	10m	6.5m	8.13m
Landscaped	30%	64.7%	56.7% (263.1m)
Parking Req'd	2	2	3
Additional Requirements:			



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Residential Addition & Renovation

28 Nelles Street, Niagara-on-the-Lake, ON, L0S 1J0

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