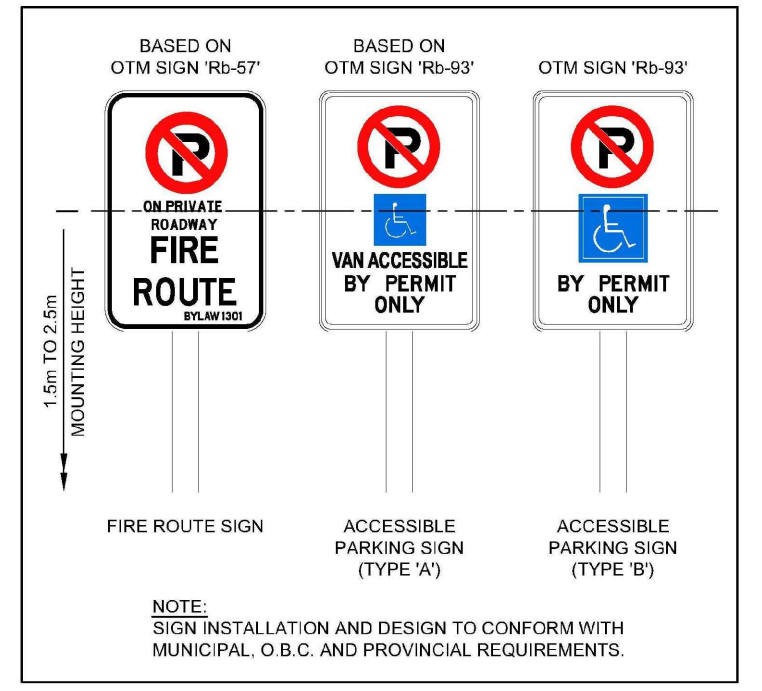


**LEGAL DESCRIPTION**

PART OF TOWNSHIP LOTS 180 & 181  
(GEOGRAPHIC TOWNSHIP OF NIAGARA)  
TOWN OF NIAGARA-ON-THE-LAKE

**LEGEND**

- HYD PROP HYDRANT
- CB PROP CATCHBASIN
- DCB PROP DOUBLE CATCHBASIN
- LS PROP LIGHT STANDARD
- BOL PROP BOLLARD LIGHT
- TRANS PROP TRANSFORMER
- HS PROP HOUSE SERVICE PANEL
- CMB PROP COMMUNITY MAILBOX
- FRS FIRE ROUTE SIGN
- ACC ACCESSIBLE PARKING SPACE
- SS STOP SIGN
- MOUNTABLE CURB PER OPSD 600.100
- SUPER ELEVATED CURB PER OPSD 600.100
- BARRIER CURB PER OPSD 600.110
- PROP CHAIN-LINK FENCE
- PROP WOOD FENCE
- PROP FIRE ROUTE C/L



**SITE STATISTICS**

AREA	ha	% COVERAGE
BUILDING (includes covered deck)	1.139	33.76
DRIVEWAYS	0.246	7.29
ROAD/PARKING	0.682	20.21
LANDSCAPE	1.307	38.74
TOTAL DEVELOPABLE AREA	3.374	100.00
RESTORATION AREA	0.207	
OPEN SPACE (OSF-16)	4.456	
TOTAL AREA	8.037	
UNITS		128
DEVELOPABLE AREA (EXCL. ROAD/PARKING)		2,446ha
DENSITY (UNITS/DEVELOPABLE AREA)		52.33u/ha

**ZONING MATRIX**  
BY-LAW 4316FI-24

PROVISION	ZONING (RM5-16b)	PROVIDED
<b>MULTIPLE DWELLING</b>		
MIN. LOT FRONTAGE	130.0m	132.59m
MIN LOT AREA	33'700m <sup>2</sup>	80'366.43m <sup>2</sup>
MIN. FRONT YARD	3.5m (DWELLING) 6.0m (GARAGE)	3.50m (DWELLING) 6.00m (GARAGE)
MIN EXTERIOR SIDE YARD	3.0m	1.35m (57,72,83,84) 2.35m (1,16,24,35,43,50,51,56,64,65)
MIN REAR YARD	7.0m	5m (1-16) 5.5m (65-72) 6m (43,50-56,73-111)
MAX. BUILDING HEIGHT	12.0m	12.0m (14m un 17-42)
MIN. LANDSCAPED OPEN SPACE	25%	38.74%
MAX LOT COVERAGE	50%	33.76%
MIN DWELLING FLOOR AREA	93m <sup>2</sup>	93m <sup>2</sup>
MAX GARAGE DOOR WIDTH	N/A	N/A
MIN AMENITY AREA PER UNIT (m <sup>2</sup> ) (B2B)	4m <sup>2</sup>	4m <sup>2</sup>
FOOTNOTES TO TABLE 11-3	RM5-16(b) INTERIOR SIDE YD	PROVISION
BUILDING FRONT	4m	N/A
BUILDING END WALL	1.5m	1.5m
BUILDING PRIVACY YARD	7m	N/A
MIN DWELLING CORNER FROM PRIVATE RD ON CURVED/CORNER LOT	2.75m	2.5m (UN 56) 1.55m (57,72)
<b>PARKING PROVISION</b>	REQUIRED	PROVIDED
MIN PARKING SPACES (2/UNIT)	256	313
MIN PARKING SPACE DIMENSIONS	2.75m X 6m	2.75m X 6m
MIN ACCESSIBLE SPACE	7	7
MIN ACCESSIBLE SPACE DIMENSIONS W/OUT ADJACENT 1.5m ACCESS AISLE	3.7m X 6m	3.7m X 6m
MIN ACCESSIBLE SPACE DIMENSIONS W/ADJACENT 1.5m ACCESS AISLE	3.2m X 6m	3.2m X 6m
MINIMUM AISLE WIDTH	6m	6m
PROVISION 6.40 (j) DRIVEWAY SETBACKS	8m (EXTERIOR YARD) 1m (INTERIOR YARD)	5.0m (INTERIOR)
PROVISION 6.44-PERMITTED YARD PROJECTIONS AND ENCROACHMENTS UNENCLOSED AND UNCOVERED PORCH, DECK, BALCONY, PATIO OR STEPS	1.5m (FRONT OR REAR) 0.6m (SIDE YARD)	2.5m (REAR YARD - 43,50-56,65-111) 1.6m (SIDE YARD - Units 1-16,17,23,24,29,30,35,36,42)

**GENERAL PROVISIONS:**

- 1.) AN UNENCLOSED COVERED PORCH WITH OPEN SIDES AND/OR BALCONY ABOVE, LOCATED IN THE FRONT OR EXTERIOR SIDE YARD SHALL BE EXCLUDED FROM ANY CALCULATION OF MAXIMUM LOT COVERAGE PROVIDED THE AREA OF THE PORCH DOES NOT EXCEED 5% OF THE TOTAL UNIT AREA FOR INTERIOR UNITS AND 10% OF THE TOTAL UNIT AREA FOR CORNER UNITS. SUCH PORCH MAY ENCRACH INTO THE FRONT AND/OR EXTERIOR SIDE YARD A MAXIMUM OF 1.5m PROVIDED THE PORCH FLOOR LEVEL US NO MORE THAN 1.87m ABOVE GRADE.
- 2.) THE FRONT LINE SHALL BE DEEMED THE FRONTAGE ON CONCESSION 7 ROAD.
- 3.) NOTWITHSTANDING THE CREATION OF LOT LINES OF A CONDOMINIUM, THE LOT FRONTAGE, LOT COVERAGE AND LOT AREA PROVISIONS FOR BLOCK TOWNHOUSES SHALL BE APPLIED TO THE ENTIRETY OF THE LANDS WITHIN AN INDIVIDUAL BLOCK, NOT THE INDIVIDUAL LOTS CREATED THROUGH CONDOMINIUM REGISTRATION.
- 4.) ALL LOT LINES ABUTTING A PUBLIC STREET, OTHER THAN THE FRONT LOT LINE, SHALL BE DEEMED TO BE AN EXTERIOR LOT LINE.

**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.

#	REVISION	DATE	INIT
6	ISSUED FOR CONSTRUCTION	2026-02-27	BV
5	REVISED BLOCK 84 UNITS	2026-01-07	BV
4	REVISED PER TOWN COMMENTS (SEPT. 5, 2025)	2025-10-28	BV
3	REVISED PER TOWN COMMENTS (JULY, 2025)	2025-08-06	BV
2	REVISED PER TOWN COMMENTS (APRIL 3, 2025)	2025-04-25	BV
1	REVISED PER TOWN COMMENTS (MARCH 6, 2025)	2025-03-28	BV
0	ISSUED FOR REVIEW	2025-02-14	TA
#	REVISION	DATE	INIT

DRAFTING	BV/TA
DESIGN	MH
CHECKED BY	MH
APPROVED BY	AK

**Niagara Lake**  
on-the-Lake

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OWNER  
**MARZ HOMES**  
200-825 NORTH SERVICE ROAD  
HAMILTON, ON  
L8E 0J7

**MODERO**  
**CONDOMINIUM BLOCK 84**  
TOWN OF NIAGARA ON THE LAKE  
**SITE PLAN**

CONSULTANT FILE No.	2130
DATE	2026-02-27
PRINTED	2026-03-10
SCALE	1:500m
REF No.	#
DWG No.	2130 - SITE
REV	6