

# TAWNY RIDGE ESTATES - PHASE 3

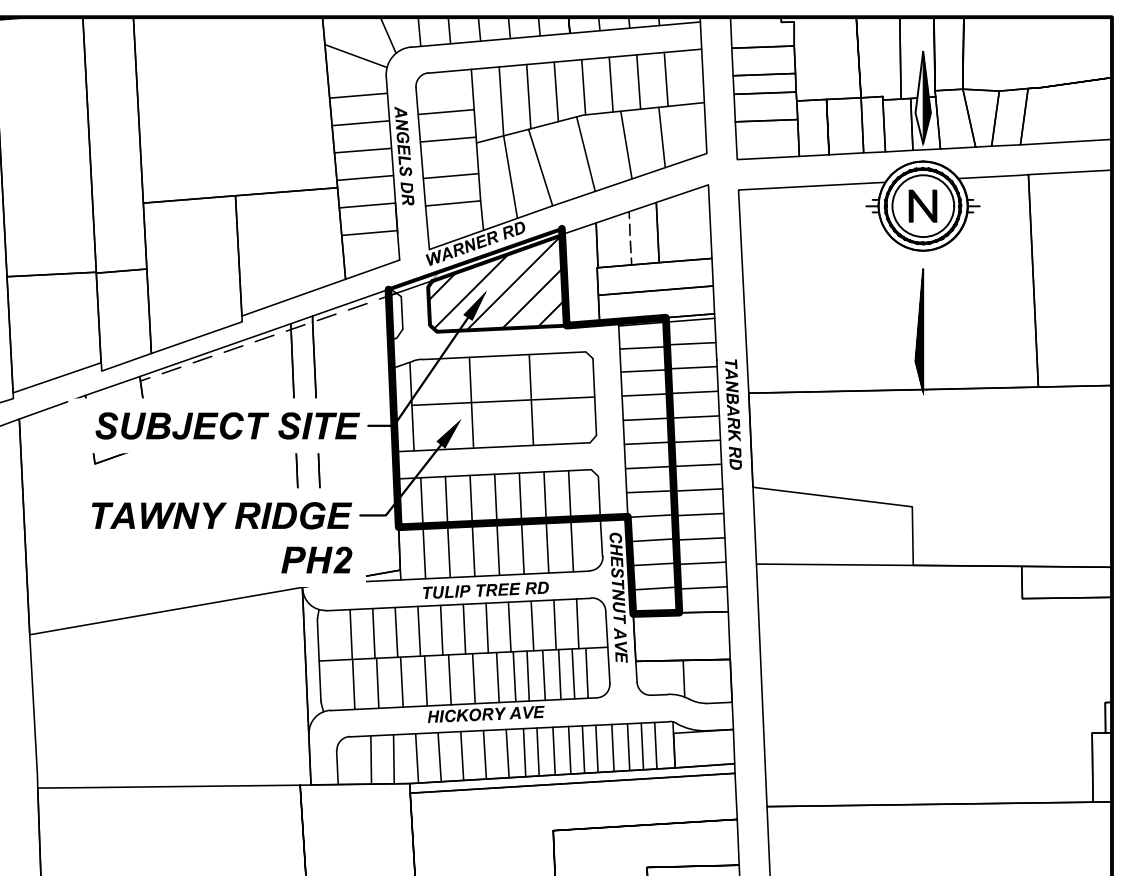
## TOWN OF NIAGARA-ON-THE-LAKE

**LEGEND**

- HYD EX HYDRANT
- HYD PROP HYDRANT
- HP O EX HYDRO POLE
- LS EX LIGHT STANDARD
- LS PROP LIGHT POLE
- TRANS PROP HYDRO TRANSFORMER
- PROP STREET PEDESTAL
- PROP COMMUNITY MAILBOX
- PROP GAS METER LOCATION
- PROP HYDRO METER LOCATION
- 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 (Wa-9)
- CHECKERBOARD WARNING (Wa-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 <sup>2</sup>	UNIT A 211.84m <sup>2</sup>	UNIT A 268.49m <sup>2</sup>
B 164.50m <sup>2</sup>	B 164.70m <sup>2</sup>	B 199.84m <sup>2</sup>
C 164.50m <sup>2</sup>	C 164.70m <sup>2</sup>	C 282.21m <sup>2</sup>
D 289.49m <sup>2</sup>	E 315.23m <sup>2</sup>	
BLOCK 2	BLOCK 4	
UNIT A 293.21m <sup>2</sup>	UNIT A 405.30m <sup>2</sup>	
B 160.17m <sup>2</sup>	B 171.71m <sup>2</sup>	
C 207.19m <sup>2</sup>	C 201.97m <sup>2</sup>	



**KEY PLAN**  
N.T.S.

**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 <sup>2</sup>	i) 160.17m <sup>2</sup>
ii) Exterior Lot	300m <sup>2</sup>	ii) 201.97m <sup>2</sup>
MAXIMUM LOT COVERAGE	45%	54.85%
MINIMUM LANDSCAPED OPEN SPACE	25%	33.82%
MINIMUM FRONT YARD SETBACK TO FRONT FACE OF DWELLING/COVERED PORCH	4.5m	4.5m (BLK 5)
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	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	3.53m
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	6.00m (BLK 5)
MINIMUM DWELLING FLOOR AREA	80m <sup>2</sup>	±130m <sup>2</sup>
MAXIMUM BUILDING HEIGHT	10.0m	10.5m
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 OR COVERED PORCH, DECK, BALCONY, PATIO OR STEPS		
i) FRONT YARD OR REAR YARD	i) MAX. 1.5m PROJECTION	i) 1.50m
ii) SIDE YARD	ii) MAX. 0.6m PROJECTION	ii) 1.52m
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.

2	REVISED PER COMMENTS	2026-04-14	M.K.
1	REVISED PER COMMENTS	2026-02-12	M.K.
0	ISSUED FOR APPROVAL	2025-06-18	M.K.
#	REVISION	DATE	INIT

**UPPER CANADA CONSULTANTS**  
ENGINEERS / PLANNERS

30 Hannover Drive Unit 3  
St. Catharines, Ontario  
L2W 1A2  
Phone: (905) 688-9400  
Fax: (905) 688-5274

DRAWING TITLE: **DEVELOPMENT SITE PLAN**

DRAFTING: MK  
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REV: **2**