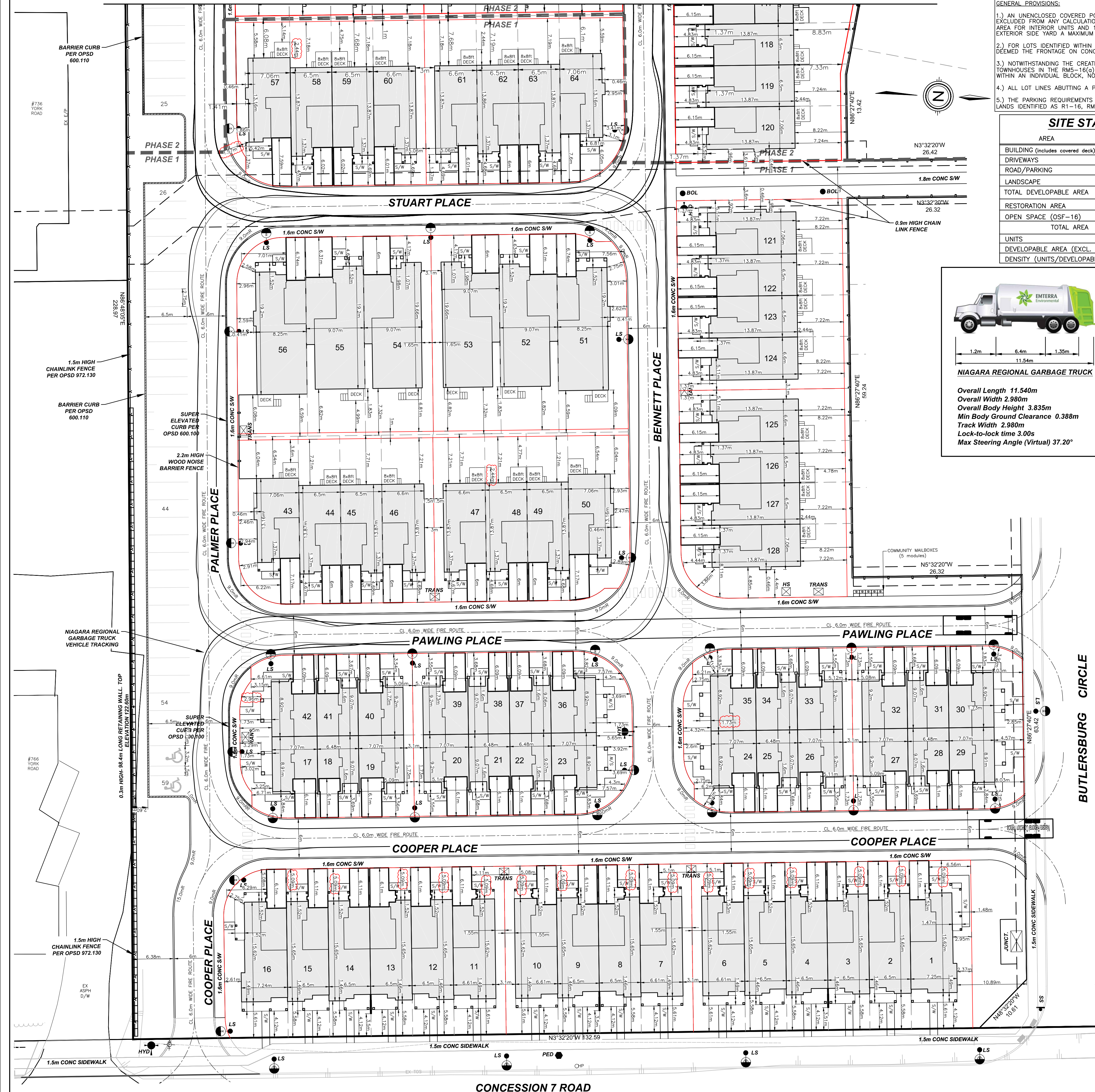


REFER TO SHEET 2130-SP2



GENERAL PROVISIONS:

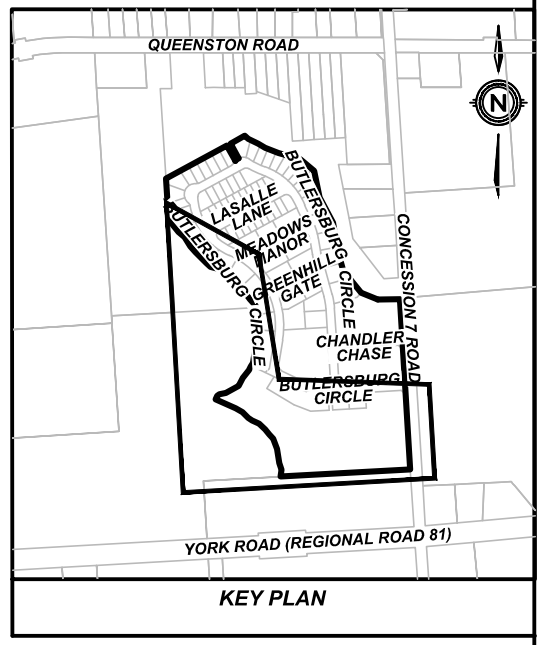
- 1) AN UNENCLOSED COVERED PORCH WITH OPEN SIDES AND/OR BALCONY ABOVE, LOCATED IN THE FRONT OR EXTERIOR SIDE YARD SHALL BE EXCLUDED FROM ANY CALCULATION OF MAXIMUM LOT COVERAGE PROVIDED THE AREA OF THE PORCH DOES NOT EXCEED 5% OF THE TOTAL AREA FOR INTERIOR UNITS AND 10% OF THE TOTAL UNIT AREA FOR CORNER UNITS. SUCH PORCH MAY ENCRoACH INTO THE FRONT AND/OR EXTERIOR SIDE YARD A MAXIMUM OF 1.5m PROVIDED THE PORCH FLOOR LEVEL IS NO MORE THAN 1.87m ABOVE GRADE.
- 2) FOR LOTS IDENTIFIED WITHIN THE RM5-16(a) AND RM5-16(b) ZONE WITH FRONTAGE ON CONCESSION 7 ROAD, THE FRONT LOT 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 IN THE RM5-16(a) AND RM5-16(b) ZONE, SHALL BE APPLIED TO THE ENTIRETY OF THE LANDS ZONED RM5-16(a) AND RM5-16(b) 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.
- 5) THE PARKING REQUIREMENTS SET OUT IN THE PROVISIONS SECTION 6 OF ZONING BY-LAW 4316-09, AS AMENDED, SHALL APPLY TO THE LANDS IDENTIFIED AS R1-16, RM5-16(a) AND RM5-16(b).

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

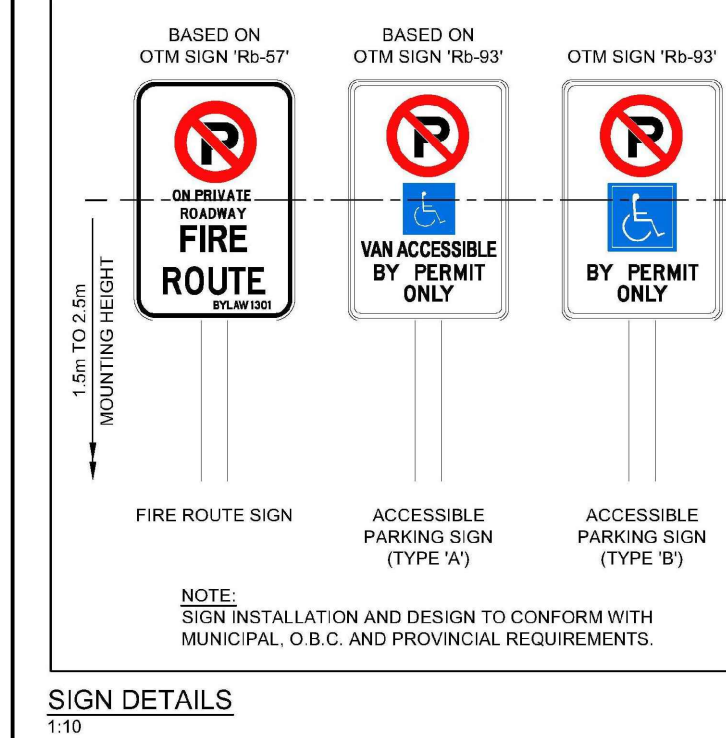
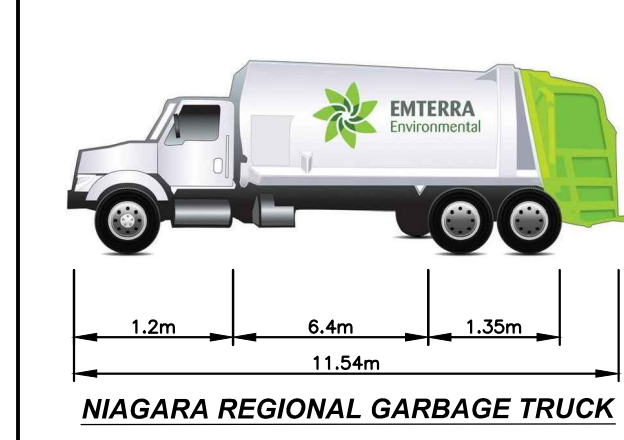
LEGAL DESCRIPTION

PART OF TOWNSHIP LOTS 188 & 181 (GEOGRAPHIC TOWNSHIP OF NIAGARA) TOWN OF NIAGARA-ON-THE-LAKE



ZONING MATRIX

PROVISION	ZONING (RM5-16b)	PROVIDED
MULTIPLE DWELLING		
MIN. LOT FRONTAGE	130.0m	132.59m
MIN LOT AREA	33'700m ²	80'366.43m ²
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 ²	93m ²
MAX GARAGE DOOR WIDTH	N/A	N/A
MIN AMENITY AREA PER UNIT (m ²) (B2B)	4m ²	4m ²
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)
PARKING PROVISION	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 (I) DRIVEWAY SETBACKS	8m (EXTERIOR YARD) 1m (EXTERIOR 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)



LEGEND

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

PUBLIC WORKS DEPARTMENT APPROVAL

SIGNATURE: _____ DATE: _____
 JEFF VYSE MANAGER OF PUBLIC WORKS
 NAME POSITION

FIRE AND EMERGENCY SERVICES

SIGNATURE: _____ DATE: _____
 ALEX BURBIDGE FIRE CHIEF
 NAME POSITION

#	REVISION	DATE	INIT	OWNER
7	RELOCATED SANITARY SEWER THROUGH BLOCK 84	2026-04-22	BV	
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	

Niagara Lake on-the-Lake

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 St. Catharines, Ontario
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MARZ HOMES
 200-825 NORTH SERVICE ROAD
 HAMILTON, ON
 L8E 0J7

MODERO CONDO BLOCK 84a PHASE 1 TOWN OF NIAGARA-ON-THE-LAKE SITE PLAN 1

CONSULTANT FILE No. 2130
 DATE 2026-04-23
 PRINTED 2026-05-04
 SCALE 1:300
 REF No. #
 DWG No. 2130-SP1
 REV 7