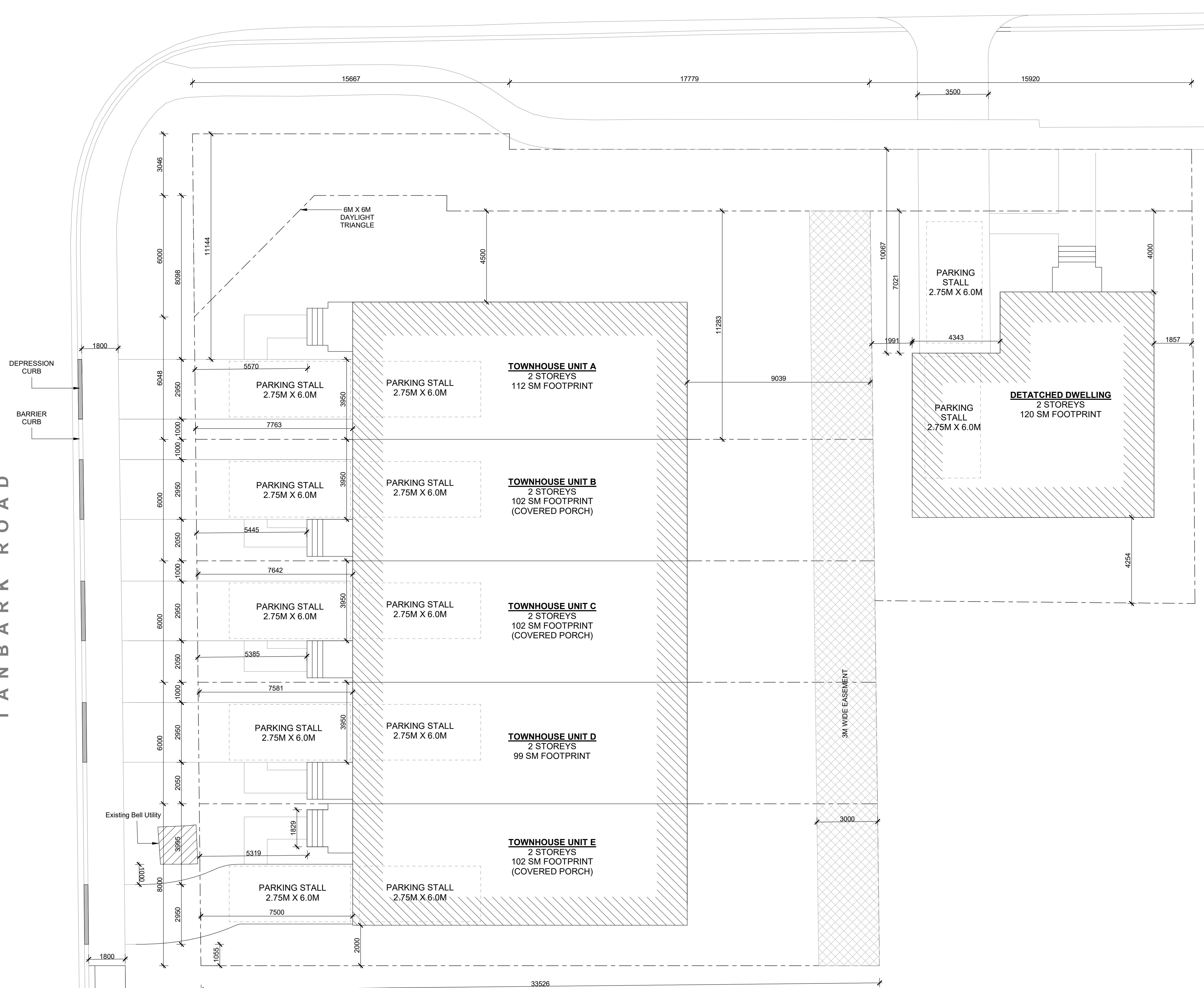
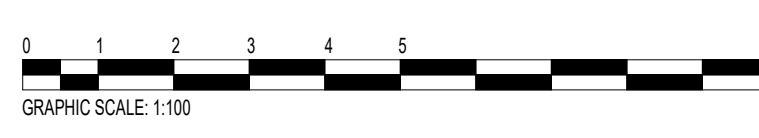


YORK ROAD

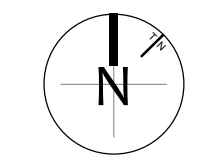
TANBARK ROAD



2 SITE PLAN
A1 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	7.0M
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

PRELIMINARY
NOT FOR CONSTRUCTION. DESIGN CONCEPT ONLY.

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Project Title

YORK ROAD RESIDENTIAL INFILL

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

Drawing Title

SITE PLAN

Drawn MT Designed by MT

Scale As indicated Date Created 10APR2025

Job Number 24086 Issue G

Drawing Number

A1