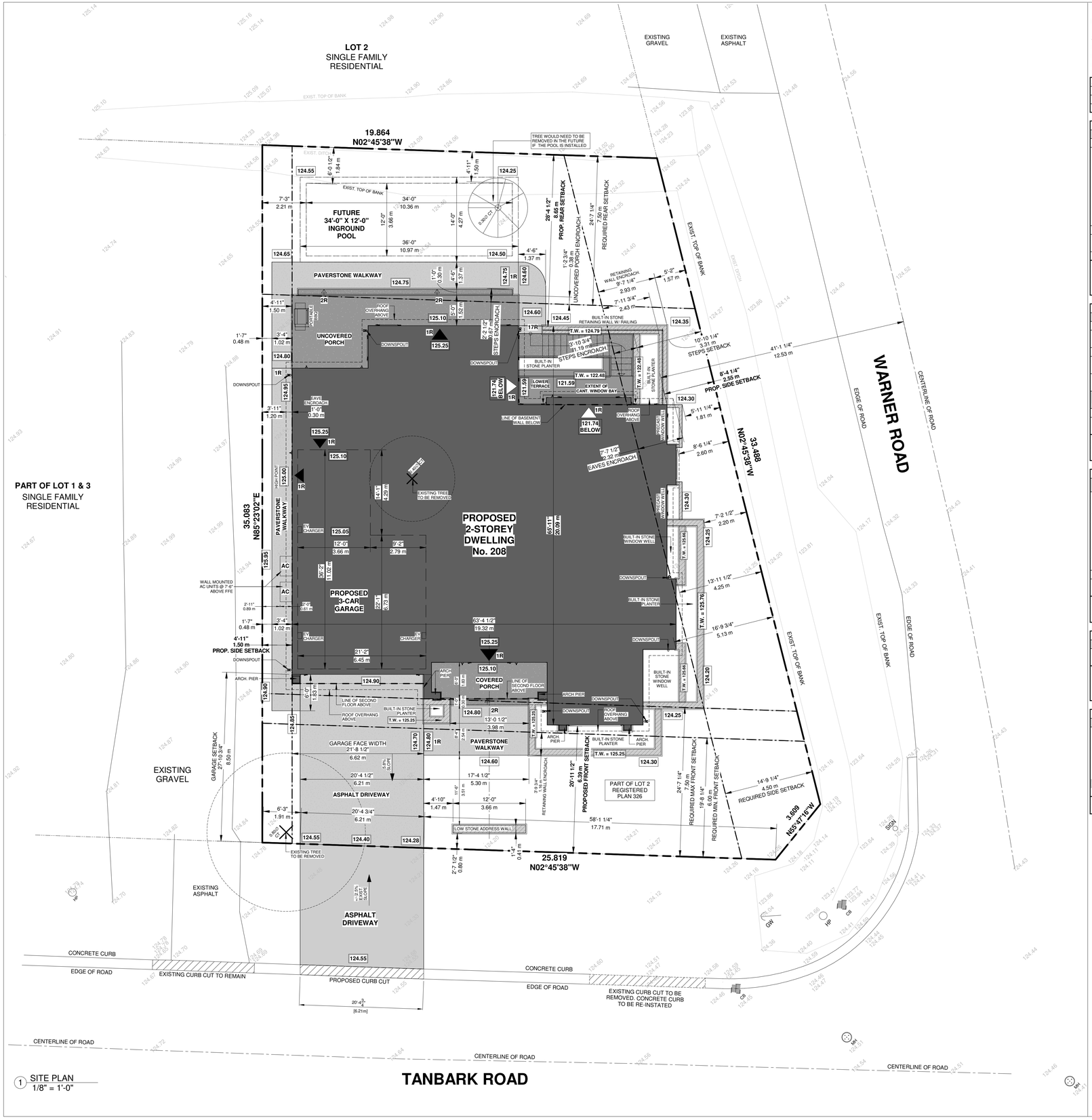

1 SITE PLAN
1/8" = 1'-0"

PROJECT STATISTICS

Address:	208 Tanbark Road, Niagara-on-the-Lak
Municipality:	Town of Niagara-on-the-lake
Legal Lot Description:	Part of Lot 3, Registered Plan 326
Date:	5/29/2026

CS
- COA ☑
- NPCA ☐
- Heritage ☐

Zoning Designation:	R1			
Lot Area:	9,142.39 sq.f	849.36 m2	0.08 ha	
Lot Frontage:	84.71 ft	25.82 m		
Lot Depth:	0.00 ft	0.00 m		

GROSS FLOOR AREA (FSI)

	Permitted	Proposed	
Max FSI	**N/A**	**0.95**	
Max GFA			
First Floor		2,562.57 sq.f	238.07 m2
(Includes 110.63 sf stairs, 0.00 sf OTB)			
Second Floor		3,428.11 sq.f	318.48 m2
(Includes 110.63 sf stairs, 774.93 sf OTB)			
Basement		2,584.47 sq.f	240.11 m2
(If the basement ceiling height is 2.1m (7'-0") or more)			
Plus Garage		722.17 sq.f	67.09 m2
(To exterior face of garage walls)			
GFA Subtotal		**9,297.32 sq.f**	**863.75 m2**
Less Garage (Interior)		636.43 sq.f	59.13 m2
(To Interior face of garage walls)			
GFA Total	**N/A m2**	**8,660.89 sq.f**	**804.62 m2**

NOTES: Includes sum total of gross areas of all floors of all buildings/structures on a lot, including basement (with 2.1m high ceiling), attic spaces (2.1m or more for half the attic floor), interior balconies & mezzanines, enclosed porches & verandas, elevator shafts and stairwells at each floor, area for mechanical equipment & GFA devoted to secondary uses in main building. Excludes floor area contained within private garage, breezeway, unenclosed porches or verandas

LOT COVERAGE

	Permitted	Proposed	
INCLUDED			
House Footprint		3,430.44 sq.f	318.70 m2
			37.52%
COVERED PORCHES/DECK/VERANDAS/ENTRANCE WAYS			
Front Porch (Partially Covered by Second Floor)		13.04 sq.f	1.21 m2
			0.14%
Max Main Building/ Structure Subtotal		**3,443.48 sq.f**	**319.91 m2**
			37.66%
Max Total	**280.29 m2** **33.00%**	**3,443.48 sq.f**	**319.91 m2** **37.66%**
UNCOVERED PORCHES			
Rear Uncovered Porch		274.98 sq.f	25.55 m2
			3.01%

NOTES: means the percentage of the lot area covered by buildings, including accessory buildings, bay/cantilevered windows, covered porches and verandas, covered decks and covered entrance ways, but not including an in- ground or aboveground swimming pool, satellite dish, uncovered parking areas or driveways, or uncovered and unenclosed decks, porches or patios.

AVERAGE GRADE CALCULATION

Wall Segment	Wall Average Grade	Wall Length	Product
0.6m out from Wall (1)	124.90	6.62	826.84
0.6m out from Wall (2)	124.55	6.21	773.46
0.6m out from Wall (3)	124.40	6.49	807.36
0.6m out from Wall (4)	124.28	16.12	2,003.39
0.6m out from Wall (5)	124.33	3.98	494.83
0.6m out from Wall (6)	124.48	7.48	931.07
0.6m out from Wall (7)	125.10	7.56	945.76
0.6m out from Wall (8)	125.03	3.82	477.60
0.6m out from Wall (9)	124.85	15.41	1,923.94
Total	1,121.91	73.69	9,184.24
Total Product Divided By Total Wall Length			**124.63**

NOTES: means, when used in reference to a building or structure, the average elevation of the finished surface of the ground measured from a point 0.6 m (2 ft) out from the base of an exterior wall, support of a building or structure, but exclusive of any artificial embankment.

BUILDING HEIGHT

	Permitted	Proposed
Height From Established Grade		
Max Height	**10.00 m**	**32.74 ft** **9.98 m**

*NOTES: means the vertical distance measured from the **Average Finished Grade** around the structure to the peak, except:*
(a) In the case of a flat or shed roof, the highest point of the roof's surface;
(b) In the case of a structure not having a roof, the uppermost part of such structure; or
(c) Where an exterior wall other than a required fire wall extends above the top of the roof of a building, the topmost part of such exterior wall.

SETBACKS

	Permitted	Proposed
Min. Front	**6.00 m**	**20.96 ft** **6.39 m**
Max. Front	**7.50 m**	**20.96 ft** **6.39 m**
Min. Garage Face	**8.50 m**	**27.89 ft** **8.50 m**
(Min. Front yard setback to front face of the attached garage)		
Min. Interior Side	**1.50 m**	**4.92 ft** **1.50 m**
(Except where there is no attached garage, the minimum side yard on one side shall be 3.0m)		
Min. Exterior Side	**4.50 m**	**8.37 ft** **2.55 m**
Min. Rear	**7.50 m**	**28.38 ft** **8.65 m**

NOTES: Docks, boathouses, retaining walls, sidewalks, pavements, planters & pillars are exempt from requirements of setbacks.

LANDSCAPED OPEN SPACE

	Permitted	Proposed	
Total Lot Area		**5,855.19 sq.f**	**543.97 m2**
Front Porch + Steps		124.67 sq.f	11.58 m2
Rear Uncov'd Porch + Steps		310.31 sq.f	28.83 m2
Remaining Yard Area		**5,420.21 sq.f**	**503.55 m2**
Less Hardscaping			
Driveway		576.37 sq.f	53.55 m2
Arch Pier		1.36 sq.f	0.13 m2
Window well/Lower Terrace		348.70 sq.f	32.40 m2
Retaining Walls		183.92 sq.f	17.09 m2
Total Yard Softscaping Area	**254.81 m2 30.00%**	**4,309.86 sq.f**	**400.40 m2 47.14%**

NOTE: means the area of a lot which is at finished grade or terraced and primarily used for grass/soft landscaping, including buffer strip, surfaced walk, surface patio, swimming pool, but shall not include any access driveway, ramp, parking area or loading spaces or any open space beneath, above or within any building or structure.

EXTERIOR

	Permitted	Proposed	
Max Garage Face Width	7.50 m	21.72 ft	6.62 m
Min. Parking	2.00	3.00	
Min. Driveway Width	3.00 m	20.37 ft	6.21 m
Max. Driveway Width	6.00 m	20.37 ft	6.21 m
Driveway Ext. Setback	8.00 m	58.10 ft	17.71 m
Driveway Int. Setback	1.00 m	6.27 ft	1.91 m

NOTES: Any parking area or access driveway provided for single detached dwelling shall be constructed with gravel or other stable surface

ENCROACHMENTS

	Permitted	Proposed	
Unenclosed/Uncovered Porches/Deck/Patio/Steps			
Max Front	1.50 m	N/A ft	N/A m
Max Rear	1.50 m	1.25 ft	0.38 m
Max Side	0.60 m	N/A ft	N/A m
Unenclosed/Uncovered Steps			
Max Front	1.50 m	N/A ft	N/A m
Max Rear	1.50 m	2.20 ft	0.67 m
Max Side	0.60 m	3.90 ft	1.19 m
Canopies			
Max Front	N/A m	N/A ft	N/A m
Max Rear	N/A m	N/A ft	N/A m
Max Side	N/A m	N/A ft	N/A m
Retaining Walls			
Max Front	N/A m	3.81 ft	1.16 m
Max Rear	N/A m	N/A ft	N/A m
Max Side	N/A m	9.61 ft	2.93 m
Unenclosed/Uncovered Balconies			
Max Front	1.50 m	N/A ft	N/A m
Max Rear	1.50 m	N/A ft	N/A m
Eaves/Gutters			
Max Front	0.60 m	N/A ft	N/A m
Max Rear	0.60 m	N/A ft	N/A m
Max Side	0.60 m	7.61 ft	2.32 m
Architectural Feature			
Max Pilaster/Column/Etc	0.60 m	N/A ft	N/A m
Max Parapet	0.60 m	N/A ft	N/A m
Cant. Box/Bay Windows			
Max Front	0.60 m	N/A ft	N/A m
Max Rear	0.60 m	0.00 ft	0.00 m
with no foundation below projections and no greater than 50% of the total area of the wall face			
Gas Fireplace Projection			
Max Front	0.60 m	N/A ft	N/A m
Max Rear	0.60 m	N/A ft	N/A m
Fire Escapes			
Max Front	1.20 m	N/A ft	N/A m
Max Rear	1.20 m	N/A ft	N/A m
Max Side	1.20 m	N/A ft	N/A m

NOTES: A cantilever shall not be permitted in a required side yard which is less than 1.2m

POOL

	Permitted	Proposed	
Max Coverage	N/A m2	408.00 sq.f	37.90 m2
(total of all water surfaces)	**N/A**		4.46%
(Outdoor in-ground swimming pool may be permitted to exceed 8% of the lot area in accordance with the regulations below)			
Min Side Setback	1.50 m	7.25 ft	2.21 m
Min Rear Setback	1.50 m	4.92 ft	1.50 m

NOTES: No outdoor swimming pool accessory to a permitted residential use shall be located in any part of a front or required exterior side yard.
The maximum outdoor pool height shall not exceed 2.13 m (7 ft) from finished grade.

LEGEND

- MAIN FOOTPRINT (HOUSE, CABANA)
- BUILT LANDSCAPING (PORCH, DECK, STEP, PLANTER WALL, WALK-UP)
- HARD LANDSCAPING (DRIVEWAY, WALKWAY, ADDRESS WALL, PATIO)
- SOFT LANDSCAPING (GRASS-HATCH)
- PROPERTY LINE
- SETBACKS
- EXISTING ELEMENTS TO BE REMOVED
- 162.45 EXISTING GRADE MARKER
- 162.45 PROPOSED GRADE MARKER
- MAIN LEVEL EXIT
- LOWER LEVEL EXIT
- EXISTING TREES
- X EXISTING TREES TO BE REMOVED

INFORMATION TAKEN FROM:

LOT GRADING SKETCH OF
PLAN 326

TOWN OF NIAGARA-ON-THE-LAKE
DESIGNATED AS PART 2, PLAN 30R-15934
REGISTRAR'S COMPILED PLAN 9766

PREPARED BY: SUDA & MALESZYK
SURVEYING INC.

Level Schedule

Name	Elevation
BASEMENT	121.74
ESTABLISHED GRADE	124.63
BASEMENT CEILING	124.79
EDGE OF GARAGE	124.90
FIRST FLOOR	125.25
F.F. CEILING	128.60
SECOND FLOOR	129.01
S.F. CEILING	132.06
TOP OF ROOF	134.61

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This drawing is not to be scaled.

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2.		

SEAL

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The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents:

QUALIFICATION INFORMATION

Required unless design is exempt under 3.2.4.3.(5) Division C of the Ontario Building Code.

MARIN ZABZUNI	SIGNATURE	45250
NAME		BCIN

REGISTRATION INFORMATION

Required unless design is exempt under 3.2.4.7. Division C of the Ontario Building Code.

CONTEMPO STUDIO	46972
FIRM NAME	BCIN

PROPOSED 2-STOREY DWELLING

AT

208 TANBARK ROAD,
NIAGARA-ON-THE-LAKE

SITE PLAN

Project number:	2025-07
Rev. no.:	
Scale:	As indicated
Date:	JUNE, 2026
Drawn by:	J.T.
Approved by:	M.Z.

Drawing number: **A1**