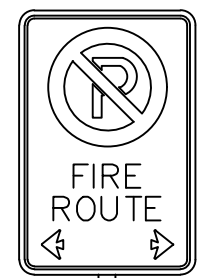


NOTE:
OPTIONAL DECK/PATIO AREA NOT TO EXCEED 0.6m ABOVE FINISHED GRADE AT HIGHEST POINT

LEGEND

- WV ⊗ EX WATER VALVE
HYD ⊕ EX HYDRANT
CB □ EX CATCHBASIN
MH ○ EX MANHOLE
HP ○ EX HYDRO POLE
■ SHORT IRON BAR
LS ⊕ EX LIGHT STANDARD
LS ⊕ PROPOSED LIGHT STANDARD
FRS ⊕ PROPOSED FIRE ROUTE SIGN
— PROPOSED C.L. FIRE ROUTE
▨ PROPOSED WOOD PRIVACY FENCE
▨ COVERED DECK (OPTIONAL)

Typ. Fire Access
Route Signage



One steel
1-bar stakes
each driven
securely into
the ground

SIGNAGE NOTES:
ALL FIRE ROUTE SIGNS TO BE LOCATED ON
STREET LIGHTS WHERE POSSIBLE.

ALL SIGNS SHALL BE MOUNTED AT A HEIGHT
OF 2-3 METRES FROM TOP OF CURB TO
BOTTOM OF SIGN.

ALL SIGNS SHALL CONFORM TO THE ONTARIO
TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.

FIRE ROUTE SIGN DETAIL

NTS

ZONING MATRIX

	REQUIRED	PROVIDED
PERMITTED USE: BLOCK TOWNHOUSES		
MAXIMUM LOT COVERAGE (entire development)	45%	43.22%
MINIMUM FRONT YARD (entire development)	4.5m	4.5m
MINIMUM FRONT YARD (setback from a private lane)	6.0m	6.0m
Attached garage shall be setback minimum 1.5m behind main facade on ground floor	1.5m	1.5m
MINIMUM INTERIOR SIDE YARD SETBACK		
- From a common wall	0.0m	0.0m
- End wall of a dwelling unit to a property line	2.0m	2.2m
MINIMUM EXTERIOR SIDE YARD SETBACK		
- End wall of a dwelling unit to a property line abutting a public street	3.0m	3.0m
MINIMUM REAR YARD SETBACK - at the rear of a dwelling unit	6.3m	6.3m
MINIMUM DISTANCE BETWEEN BUILDING ON THE SAME LOT		
- End wall to end wall	3.0m	3.0m
- Front or rear wall to end wall	9.0m	15.2m
- Front or rear wall to front or rear wall	12.6m	17.3m
MINIMUM DISTANCE BETWEEN AN END WALL OF A DWELLING UNIT AND A PRIVATE LANE AND PARKING AREA	1.5m	2.9m
MAXIMUM TOTAL WIDTH OF GARAGE DOORS	55% of the dwelling unit frontage on a private lane	✓
MINIMUM NUMBER OF DWELLING UNITS	45	102
PERMITTED YARD PROJECTIONS AND ENCROACHMENTS		
on an unloaded and uncovered or covered porch, patio or steps may project 2.5m into a required yard and may project 1.5m into a required exterior side yard		✓
on an unloaded and uncovered or covered porch, deck or patio (such porch, deck or patio shall have a platform no greater than 0.8m above finished grade) or steps may project 3.8m into a required rear yard, provided that any covered area is no greater than 14.5m ² (excluding eaves and gutters) and has a max height of 4m above finished grade.		✓
For dwelling units sharing a common wall, the minimum interior side yard setback for a driveway shall be 0.25m from the dwelling unit line where driveways are abutting and 0m from a dwelling unit line where driveways are not abutting		✓

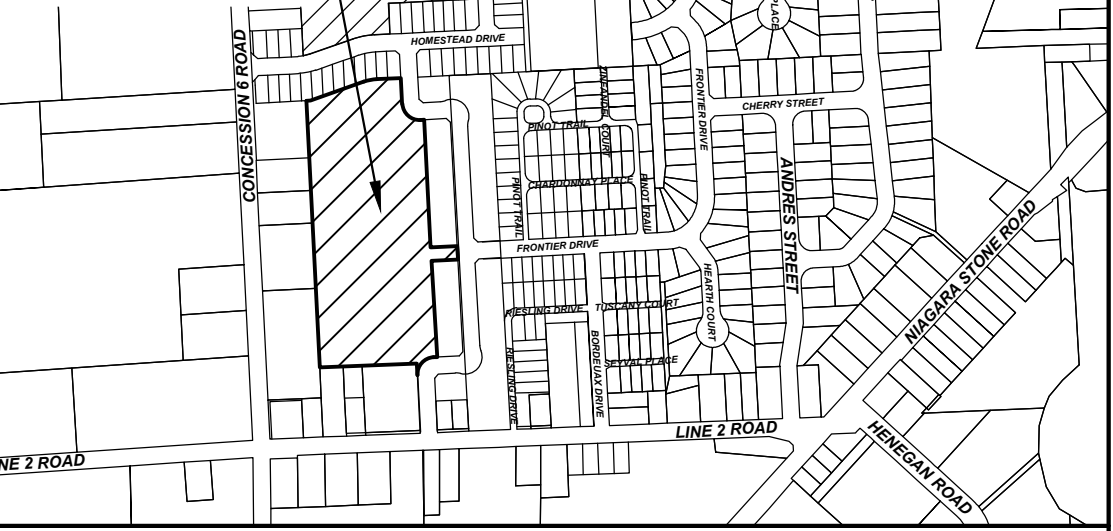
LEGAL DESCRIPTION

PART OF LOT 119
GEOGRAPHIC TOWNSHIP OF NIAGARA, NOW IN THE TOWN OF
NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

LAND USE SCHEDULE

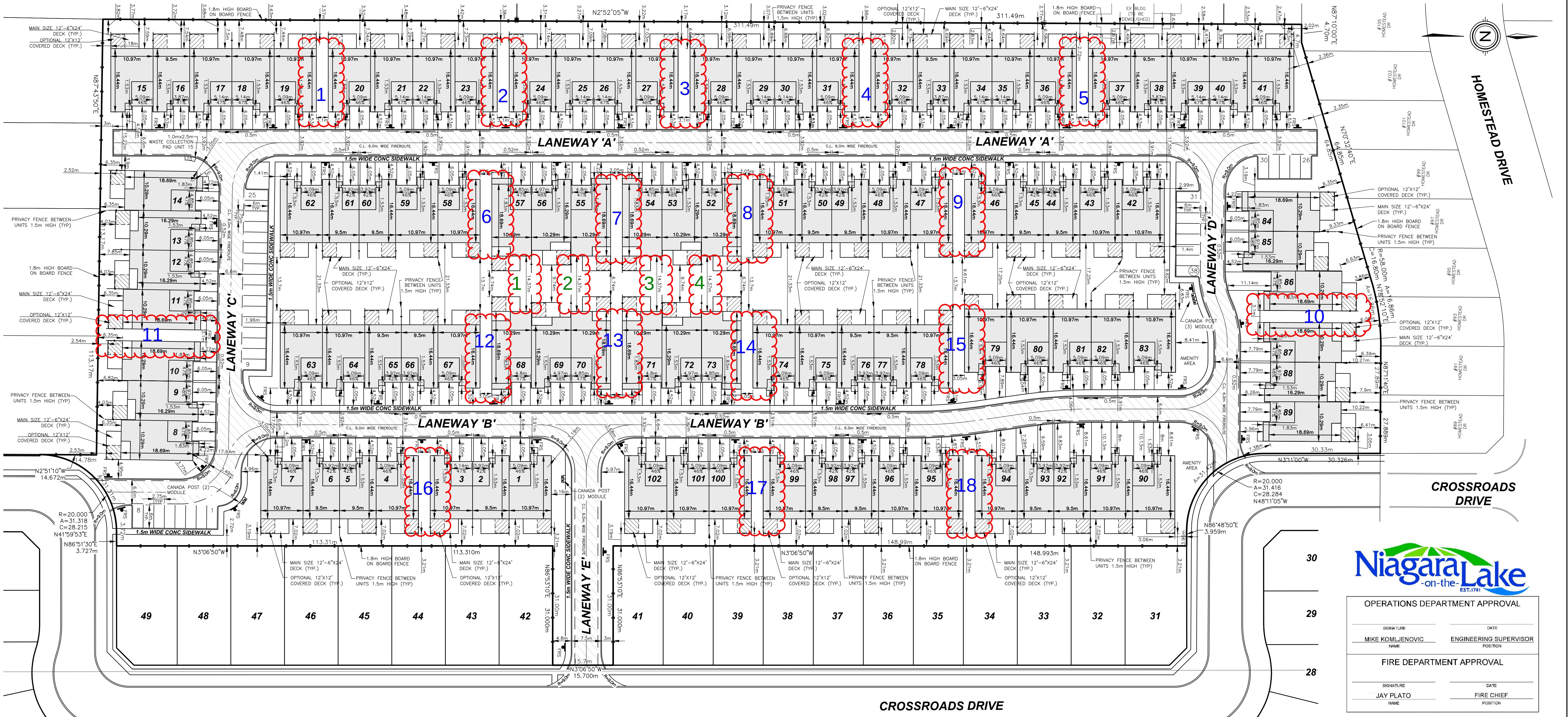
AREA	ha	% COVERAGE
BUILDING (includes covered deck)	1.894	43.22
ROAD/DRIVEWAY/PARKING	0.943	21.52
LANDSCAPING	1.545	35.26
TOTAL	4.382	100.00
UNITS		102
DEVELOPABLE AREA		4.382ha
DENSITY (UNITS/DEVELOPABLE AREA)		23.28u/ha
PARKING SPACES REQUIRED (2 per unit)		204
PARKING SPACES PROVIDED		222
DRIVEWAY (20 SINGLE, 82 DOUBLE)	184	
GUESTS	38	

SUBJECT SITE



KEY PLAN

N.T.S.



OPERATIONS DEPARTMENT APPROVAL

SIGNATURE: MIKE KOMJENOVIC
NAME: MIKE KOMJENOVIC
DATE: 2024-06-07
POSITION: ENGINEERING SUPERVISOR

FIRE DEPARTMENT APPROVAL

SIGNATURE: JAY PLATO
NAME: JAY PLATO
DATE: 2024-06-07
POSITION: FIRE CHIEF

ISSUED FOR APPROVAL	2023-12-07	M.K.
REVISION	DATE	INIT
0		
#		

- NOTES:**
- 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.
 - 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.
 - ALL CONSTRUCTION MUST COMPLY WITH THE NIAGARA PENINSULA STANDARD CONTRACT DOCUMENT.

DRAFTING	M.K.
DESIGN	M.H.
CHECKED BY	W.H.
APPROVED BY	M.H.



KONIK ESTATES - PHASE 2
BLOCK 55
TOWN OF NIAGARA-ON-THE-LAKE
SITE PLAN

CONSULTANT FILE No.	1433
DATE	2024-06-07
PRINTED	2024-06-07
SCALE	1:500
REF. No.	
DWG No.	1433-SP-PH2
REV.	0