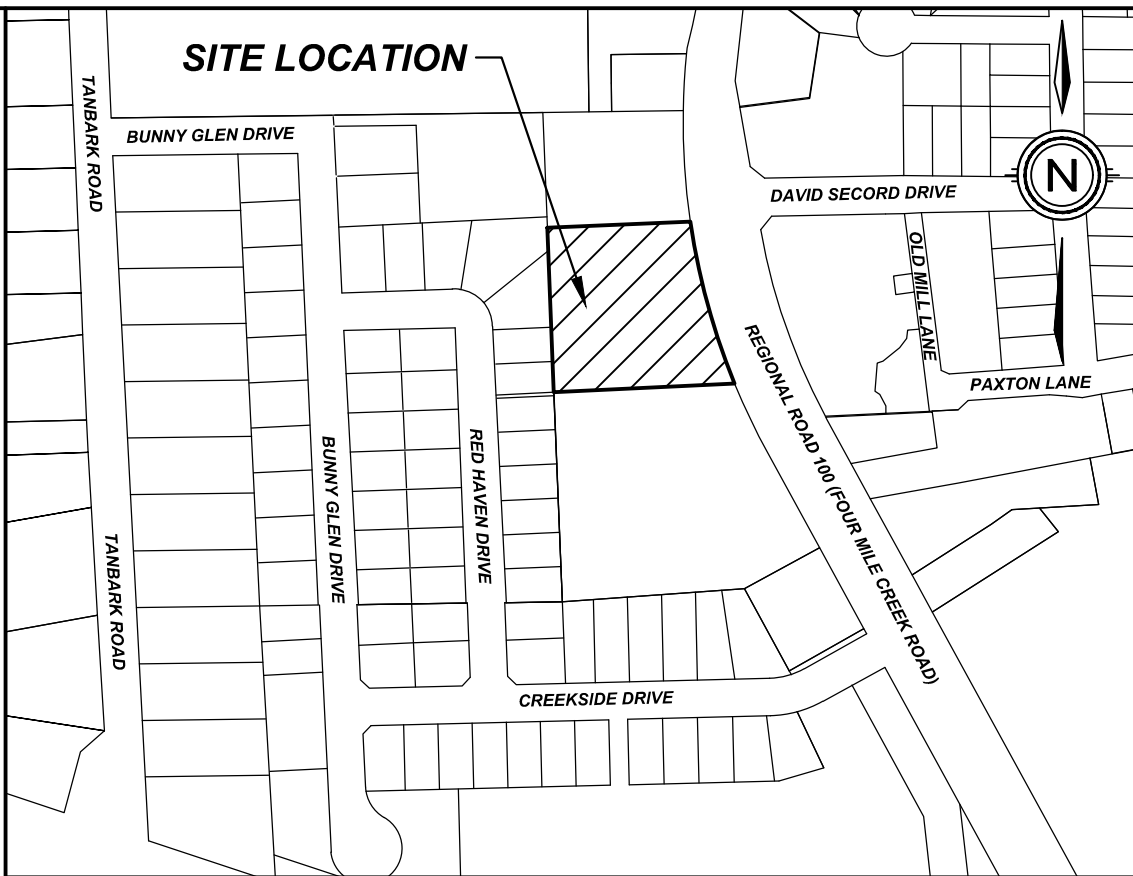
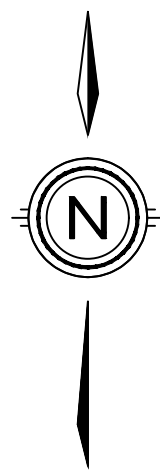


PINE MANSION IV

NIAGARA-ON-THE-LAKE



KEY PLAN

N.T.S.

LEGAL DESCRIPTION

PLAN OF SURVEY OF PART OF LOT 91
GEOGRAPHIC TOWNSHIP OF NIAGARA, NOW IN THE
TOWN OF NIAGARA-ON-THE-LAKE
REGIONAL MUNICIPALITY OF NIAGARA

SITE STATISTICS

AREA	ha	% COVERAGE
BUILDING (77 UNITS)	0.224	30.11
ROADWAY/PARKING	0.281	37.77
LANDSCAPE	0.239	32.12
TOTAL	0.744	100.00
DENSITY		103.49 un/ha

PARKING STATISTICS:

REQUIRED SPACES - 1 SPACE PER UNIT
77 X 1 = 77

ACCESSIBLE SPACES REQUIRED - FOR 76-100 STANDARD
SPACES REQUIRED = 4 ACCESSIBLE SPACES

TOTAL SPACES REQUIRED = 77

TOTAL SPACES PROVIDED = 84 (INCLUDES 4 ACCESSIBLE)

OWNER'S NAME

OWNER'S SIGNATURE



LORD MAYOR

TOWN CLERK

Date

0	ISSUED FOR APPROVAL	2025-08-14	TA
#	REVISION	DATE	INIT



30 Hanover Drive Unit 3
Cottontown, Ontario
L2W 1A2
Phone: (905) 688-9400
Fax: (905) 688-5274

DRAWING TITLE

SITE PLAN
PINE MANSION IV

DRAFTING TA

DATE AUGUST 14, 2025

PRINTED AUGUST 18, 2025

SCALE 1:250

DWG No.

25010-SP

REV

0

ZONING MATRIX (RM2) - RESIDENTIAL MULTIPLE 2 (ST DAVIDS COMMUNITY ZONING DISTRICT)

PERMITTED USES	ACCESSORY BUILDINGS AND STRUCTURES, GROUP HOME, NURSING HOME, SENIOR CITIZEN APARTMENT BUILDING, APARTMENT BUILDING		
PROVISION	PARENT BY-LAW (RM2)	PROVIDED	PROPOSED
MINIMUM LOT FRONTAGE	30m	89.71m	NO CHANGE
MINIMUM LOT AREA	2000m ²	7439m ²	NO CHANGE
MAXIMUM LOT COVERAGE	50%	30.11%	NO CHANGE
MINIMUM LANDSCAPE OPEN SPACE	30%	32.12%	NO CHANGE
MINIMUM FRONT YARD SETBACK	7.5m	3.57m	3.5m
MINIMUM INTERIOR SIDE YARD SETBACK	6m (EXCEPT WHERE INTERIOR LOT LINE IS ADJACENT TO AN R1, R2, R3 OR EX ZONE, A MINIMUM INTERIOR SIDE YARD EQUAL TO THE BUILDING HEIGHT IS REQUIRED, WHICHEVER IS GREATER)	3.0m	3.0m
MINIMUM EXTERIOR SIDE YARD SETBACK	7.5m	N/A	NO CHANGE
MINIMUM REAR YARD SETBACK	7.5m (EXCEPT WHERE REAR LOT LINE IS ADJACENT TO R1, R2, R3 OR EX ZONE, A MINIMUM REAR YARD EQUAL TO THE BUILDING HEIGHT IS REQUIRED, WHICHEVER IS GREATER)	12.16m	12.00m
MINIMUM DISTANCE BETWEEN MAIN BUILDINGS ON THE SAME LOT	15m	N/A	NO CHANGE
MINIMUM DWELLING UNIT AREA	(i) BACHELOR UNIT-37m ² (ii) 1 BEDROOM - 41m ² (iii) 2 BEDROOM - 69m ²	2 BEDROOM - 92.14m ² (991.76ft ²)	NO CHANGE
MAXIMUM BUILDING HEIGHT	10.5m	4.75m (BASED ON AVERAGE GRADE)	15.00m
MINIMUM ACCESSORY BUILDING YARD SETBACK	1.2m	N/A	NO CHANGE
MINIMUM ACCESSORY BUILDING EXTERIOR SIDE YARD SETBACK	7.5m	N/A	NO CHANGE
UNENCLOSED AND UNCOVERED PORCH, DECK, BALCONY, PATIO OR STEPS ENCROACHMENTS ALLOWED (SECTION 6-10)	FRONT OR REAR YARD - 1.5m MAXIMUM SIDE YARD - 0.6m	N/A	NO CHANGE
MAXIMUM AMENITY AREA	140m ²	140m ²	NO CHANGE

SIGNAGE NOTES:

ALL PARKING STALLS FOR PHYSICALLY CHALLENGED PERSONS SHALL BE INDICATED WITH TYPICAL ACCESSIBLE SIGNAGE (AS SHOWN ON THIS DWG)

ALL SIGNS SHALL CONFORM TO RB-93 THE ONTARIO TRAFFIC MANUAL AND HIGHWAY TRAFFIC ACT.

ONE GALVANIZED STEEL T-BAR STAKES EACH DRIVEN SECURELY INTO THE GROUND

ACCESSIBLE PARKING SIGN DETAIL

NTS

SIGNAGE NOTES:

ALL SIGNS & 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.

ONE GALVANIZED STEEL T-BAR STAKES EACH DRIVEN SECURELY INTO THE GROUND

FIRE ROUTE PARKING SIGN DETAIL

NTS