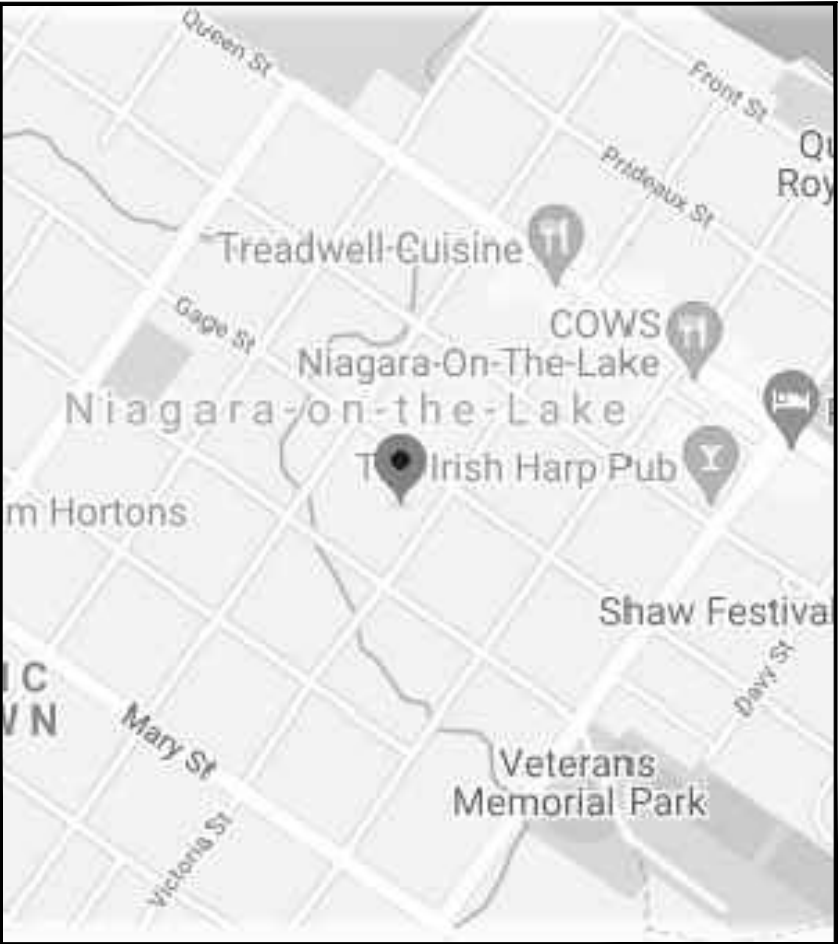


PRIVATE RESIDENCE

SINGLE FAMILY DWELLING

323 VICTORIA STREET, NIAGARA-ON-THE-LAKE, ONTARIO. L0S 1J0

ISSUED FOR COMMITTEE OF ADJUSTMENT



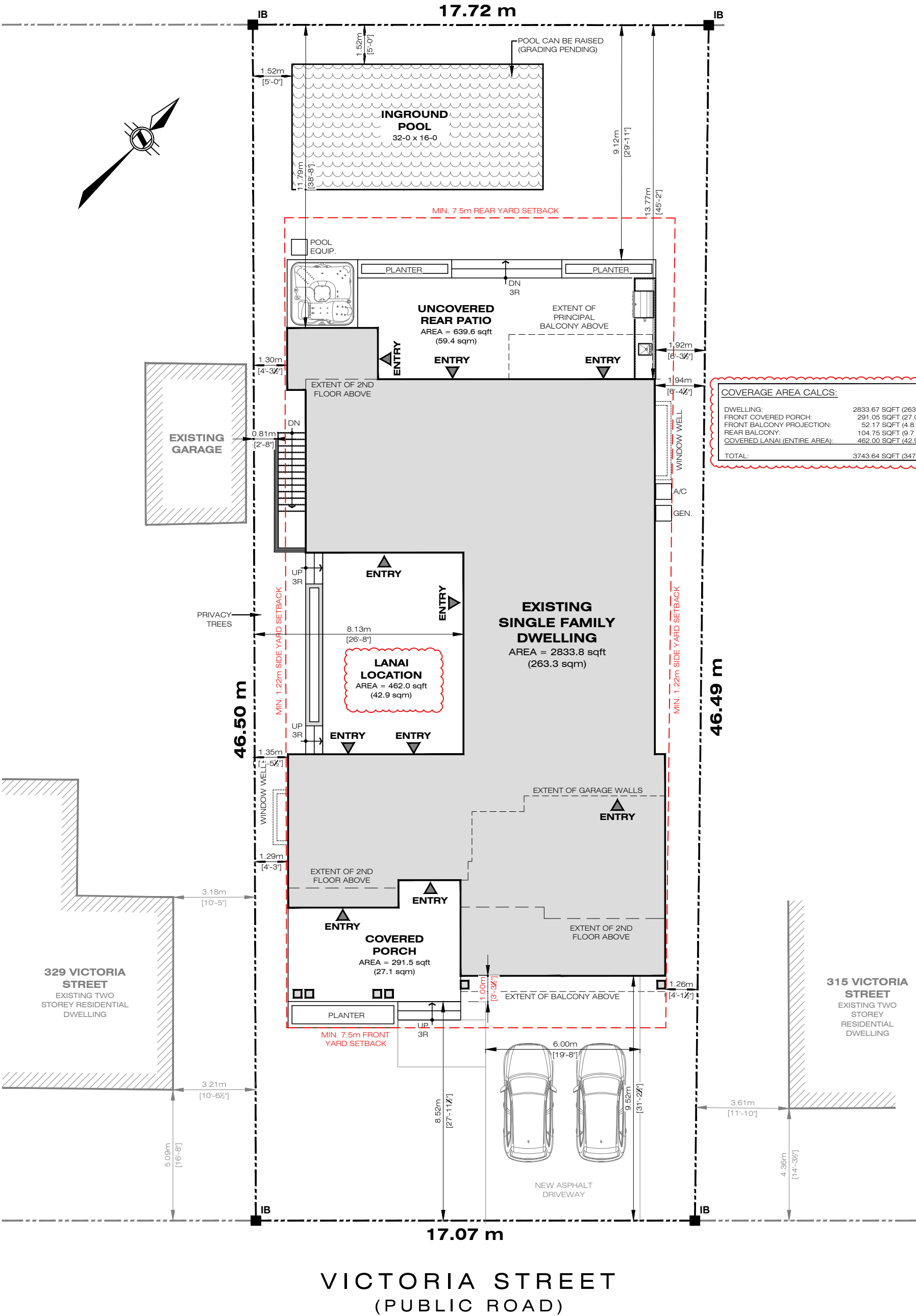
LOCATION MAP:

ZONING AND PROPERTY STATISTICS			
ADDRESS: 323 VICTORIA STREET, NIAGARA-ON-THE-LAKE, ON			
	REQUIRED:	PROPOSED:	
ZONING DESIGNATION:	ER	ER	(EXISTING)
LOT AREA:	--	809.0 m2	(EXISTING)
FRONTAGE:	EXIST.	17.1 m	(EXISTING)
LOT COVERAGE:	*38%	** 40.0%	(PROPOSED)
FRONT YARD TO HOUSE:	7.5 m	8.17 m	(EXISTING)
REAR YARD TO HOUSE:	7.5 m	10.92 m	(EXISTING)
RIGHT YARD TO HOUSE:	1.22 m	1.26 m	(EXISTING)
LEFT YARD TO HOUSE:	1.22 m	1.29 m	(EXISTING)
LANDSCAPE OPEN AREA:	30%	50.7%	(EXISTING)
LEFT YARD TO WALKOUT:	0.62 m	0.81 m	(EXISITNG)
BUILDING HEIGHT:	10.0 m	9.34 m	(EXISTING)
PARKING SPACES:	1	2	(EXISTING)
* PERMITTED VIA PREVIOUS VARIANCE			
** MINOR VARIANCE REQUIRED			



FRONT ELEVATION (FOR REFERENCE ONLY):

ISSUED FOR COMMITTEE OF ADJUSTMENT	Project Name:		PRIVATE RESIDENCE SINGLE FAMILY DWELLING 323 VICTORIA STREET, NIAGARA-ON-THE-LAKE, ONTARIO. L0S 1J0					Drawn By:	AB
	Sheet Title:		COVER PAGE AND ZONING					Checked By:	DC
								Scale:	N.T.S.
								Date:	JULY 2026
								Project No.	2021-82
					8	JUL 29/26	REVISED FOR CoFA	AB	A1
					7	MAY 09/22	MINOR REVISIONS	AB	
					6	MAY 06/22	REVISED CALCULATIONS	AB	
					5	APR 25/22	MINOR REVISIONS	AB	
					4	APR 05/22	REVISED PER STAFF COMMENTS	AB	
				3	MAR 15/22	GARAGE REVISION	AB		
				2	MAR 14/22	ISSUED FOR CoFA	AB		
				1	MAR 08/22	ISSUED FOR DC REVIEW	AB		
				No.	Date:	Issue/Revision	By:		



COVERAGE AREA CALCS:	
DWELLING:	2833.67 SQFT (263.3 M2)
FRONT COVERED PORCH:	291.05 SQFT (27.0 M2)
FRONT BALCONY PROJECTION:	52.17 SQFT (4.8 M2)
REAR BALCONY:	104.75 SQFT (9.7 M2)
COVERED LANAI (ENTIRE AREA):	462.00 SQFT (42.9 M2)
TOTAL:	3743.64 SQFT (347.7 M2)

ISSUED FOR
COMMITTEE OF
ADJUSTMENT

Project Name:
PRIVATE RESIDENCE
SINGLE FAMILY
DWELLING
323 VICTORIA STREET,
NIAGARA-ON-THE-LAKE,
ONTARIO. L0S 1J0

Sheet Title:
SITE PLAN

8	JUL 29/26	REVISED FOR CoFA	AB
7	MAY 09/22	MINOR REVISIONS	AB
6	MAY 06/22	REVISED CALCULATIONS	AB
5	APR 25/22	MINOR REVISIONS	AB
4	APR 05/22	REVISED PER STAFF COMMENTS	AB
3	MAR 15/22	GARAGE REVISION	AB
2	MAR 14/22	ISSUED FOR CoFA	AB
1	MAR 08/22	ISSUED FOR DC REVIEW	AB
No.	Date:	Issue/Revision	By:

Drawn By:	AB
Checked By:	DC
Scale:	1:150
Date:	JULY 2026
Project No.	2021-82

SP