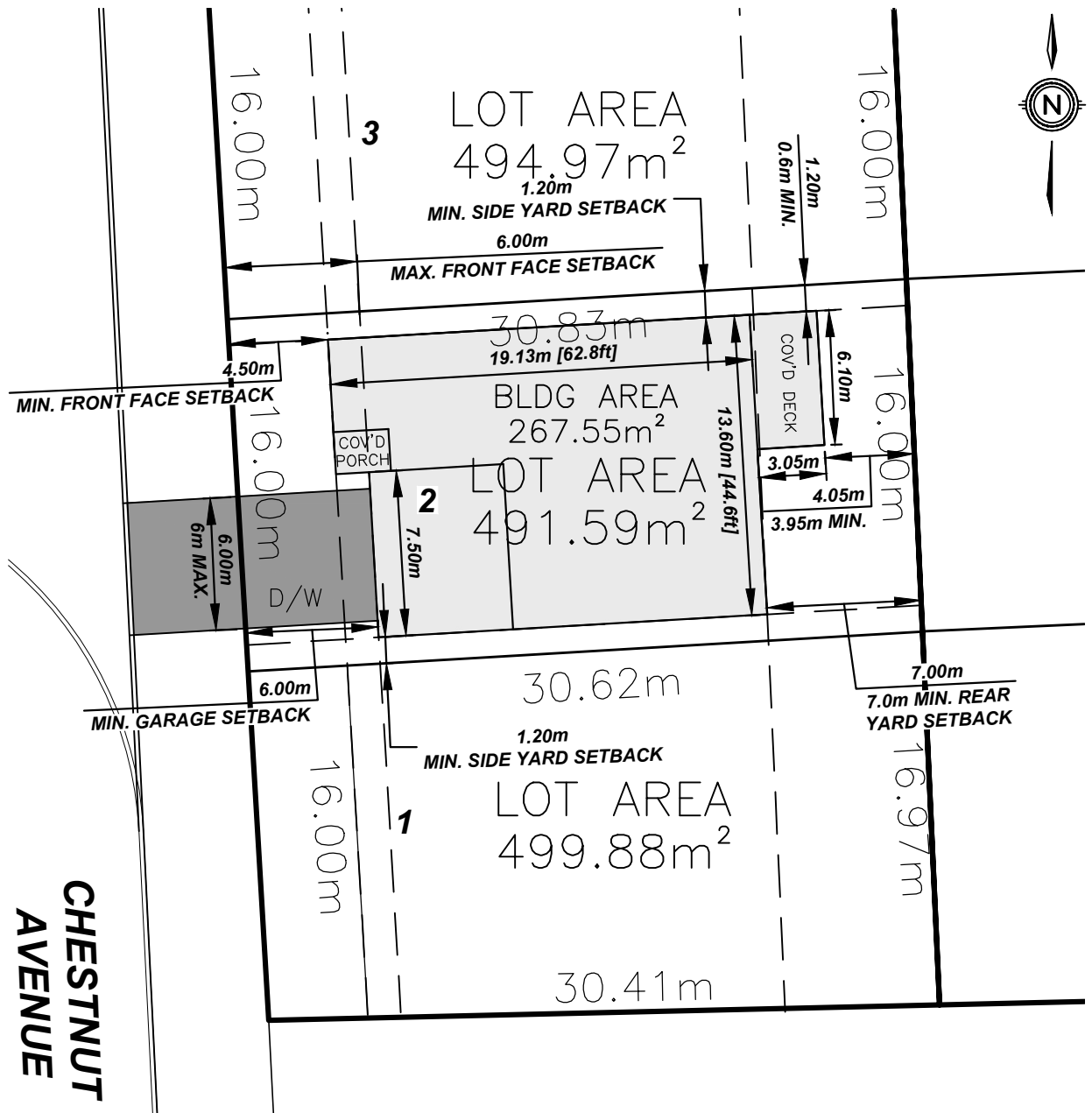


ZONING MATRIX - RESIDENTIAL 2 (R2-X) ZONE - UCC PROPOSED

| PROVISION | REQUESTED | PROVIDED |
|---|--|---|
| MINIMUM LOT FRONTAGE | 15.0m (49.2ft) | 16.0m |
| MINIMUM LOT AREA | 475m ² (5113ft ²) | 491.59m ² |
| MAXIMUM LOT COVERAGE | 55% | 54.43% |
| MINIMUM LANDSCAPED OPEN SPACE | 25% | 38.25% |
| MINIMUM FRONT YARD SETBACK TO FRONT FACE OF DWELLING | 4.5m (14.76ft) | 4.5m |
| MAXIMUM FRONT YARD SETBACK | 6.0m (19.69ft) | 6.0m |
| MINIMUM FRONT YARD SETBACK TO GARAGE FACE | 6.0m (19.69ft) | 6.0m |
| MAXIMUM WIDTH OF GARAGE FACE | 7.5m (24.6ft) | 7.5m |
| MINIMUM INTERIOR SIDE YARD SETBACK | 1.2m (3.94ft) | 1.2m |
| MINIMUM EXTERIOR SIDE YARD SETBACK | 3.9m (12.80ft) | 3.9m |
| MINIMUM REAR YARD SETBACK | 7.0m (23.0ft) | 7.0m |
| MINIMUM DWELLING FLOOR AREA | 93m ² | No Change |
| MAXIMUM BUILDING HEIGHT | 11.0m | 11.0m |
| MINIMUM ACCESSORY BUILDING YARDS SETBACK | 1.5m (5ft) | 1.5m (5ft) |
| MINIMUM ACCESSORY BUILDING EXTERIOR SIDE YARD SETBACK | 4.5m (14.76ft) | 4.5m (14.76ft) |
| PERMITTED YARD PROJECTIONS AND ENCROACHMENTS | Unenclosed and covered or uncovered porch, deck, balcony, patio and steps 3.95m from rear lot line 0.6m from side lot line | 4.05m from rear lot line 0.6m from side lot line |



**UPPER CANADA
CONSULTANTS**
ENGINEERS / PLANNERS

TAWNY RIDGE ESTATES - PHASE 2 RESIDENTIAL LOT TYPICAL - 16m FRONTAGE TOWN OF NIAGARA-ON-THE-LAKE ZONING PLAN

| | |
|---------|--------------|
| DATE | 2023-07-07 |
| SCALE | 1:300 m |
| REF No. | . |
| DWG No. | 21178-ZONING |