

ZONING BY-LAW MATRIX				TOWN OF NAGARA ON-THE-LAKE COMPREHENSIVE ZONING BY-LAW 4316-09, AS AMENDED	
	REQUIREMENTS	PROPOSED	ZONING CATEGORY: QUEEN PICTON COMMERCIAL, SITE SPECIFIC EXCEPTION G2 (QPC-G2)	ESTABLISHED RESIDENTIAL (ER)	COMPLIANCE
NAGARA ON THE LAKE - OLD TOWN COMMUNITY ZONING DISTRICT					
135 QUEEN ST. - SECTION 7 - QUEEN PICTON COMMERCIAL, SITE SPECIFIC EXCEPTION G2 (QPC-G2)					
178 GATE ST. - SECTION 7.1 - ESTABLISHED RESIDENTIAL (ER) ZONE					
<b>MIN. LOT AREA</b>					
QUEEN PICTON COMMERCIAL LOT	--	1584.41m²	--	--	
ESTABLISHED RESIDENTIAL LOT	--	442.07m²	--	--	
TOTAL	--	2,026.48m²	--	--	
<b>MIN. LOT FRONTAGE</b>					
QUEEN PICTON COMMERCIAL LOT	15.33m	15.33m	Section 7.14.62.1 (a)		YES
ESTABLISHED RESIDENTIAL LOT	AS EXISTING	13.71m	Section 7.1.2 (a)		YES
<b>MIN. LOT DEPTH</b>					
QUEEN PICTON COMMERCIAL LOT	33.69m	65.56m	Section 7.14.62.1 (b)		YES
ESTABLISHED RESIDENTIAL LOT	AS EXISTING	32.27m	Section 7.1.2 (a)		YES
<b>LOT COVERAGE (MAX.)</b>					
QUEEN PICTON COMMERCIAL LOT INCLUDING COVERED PATIOS + AREAS - ZBL ITEM D	60%	TOTAL = 950.6m² / 1584.41m² = 59.99%	Section 7.14.62.1 (a)		YES
ESTABLISHED RESIDENTIAL LOT INCLUDING COVERED PORCH	30%	96.92m² / 442.07m² = 21.92% (EXISTING)	Section 7.1.2 (g)		YES
TOTAL	--	(950.6m² + 96.92m²) / 2,026.48m² = 51.69%	--	--	
<b>MIN. FRONT YARD SETBACK</b>					
QUEEN PICTON COMMERCIAL LOT (SOUTH)	0m	0.948m	Section 7.7.4		YES
ESTABLISHED RESIDENTIAL LOT (WEST)	7.5m	5.73m (EXISTING)	Section 7.1.2 (b) Section 6-1.3		USUAL NON COMPLIANCE
<b>MIN. INTERIOR SIDE YARD SETBACK</b>					
QUEEN PICTON COMMERCIAL LOT	EAST	0.45m 0.35m	1.285m 1.875m 1.239m	Section 7.14.62.1 (c)	YES
	WEST	0.5m 0.25m	1.526m 0.915m	Section 7.14.62.1 (c)	YES
ESTABLISHED RESIDENTIAL LOT	1.22m	3.32m (NORTH), 2.58m (SOUTH) (EXISTING)	Section 7.1.2 (d)		YES
<b>MIN. REAR YARD SETBACK</b>					
QUEEN PICTON COMMERCIAL LOT (NORTH)	7.6m	8.437m	Section 7.14.62.1 (c)		YES
	4.5m	4.675m			
	6.2m	7.944m			
	7.5m	5.212m			
	7.7m	7.92m			
	7.7m	7.92m			
ESTABLISHED RESIDENTIAL LOT (EAST)	7.5m	12.38m (EXISTING)	Section 7.1.2 (e)		YES
<b>BUILDING HEIGHT</b>					
QUEEN PICTON COMMERCIAL LOT	7.39m	7.39m	Section 7.14.62.1 (h)		YES
ESTABLISHED RESIDENTIAL LOT	10m	<10m (EXISTING)	Section 7.1.2 (f)		YES
<b>LANDSCAPE BUFFER REQUIREMENTS</b>					
QUEEN PICTON COMMERCIAL LOT (BUFFER STRIP ABUTTING A RESIDENTIAL ZONE)	MIN. 1.52m WIDE BUFFER STRIP ABUTTING RESIDENTIAL ZONE	1.52m+ WIDE BUFFER STRIP WITH CONTINUOUS 1.8m HIGH FENCE	Section 7.14.62.1 (f)		YES
<b>LANDSCAPE AREA REQUIREMENTS</b>					
QUEEN PICTON COMMERCIAL LOT - ZBL ITEM E	--	633.81m² (40.01%)	Section 6-25		--
ESTABLISHED RESIDENTIAL LOT	30%	345.15m² (78.04%)	Section 7.1.2 (b)		YES
<b>MIN. PARKING SPACES</b>					
QUEEN PICTON COMMERCIAL LOT (BASED ON THE GROSS LEASABLE FLOOR AREA)	36 PARKING SPACES REQUIRED	IN ACCORDANCE WITH CASH IN LEISUREMENT BY-LAW 4767 14.8 ZBL No. 4316-09	Section 6-29		YES
ESTABLISHED RESIDENTIAL LOT (DOWELLING, SINGLE DETACHED)	2 PARKING SPACES REQUIRED	2 PARKING SPACES EXISTING	Section 6-29 TABLE 6-5		YES
MIN. LOADING SPACES	N/A	N/A	Section 6.27 (2) TABLE 6-2		YES
<b>MIN. BICYCLE PARKING SPACES</b>					
QUEEN PICTON COMMERCIAL LOT (BASED ON THE GROSS LEASABLE FLOOR AREA) QUEEN PICTON COMMERCIAL LOT - ZBL ITEM H-K	3 PER 100m² RESTAURANT USE (965.09m²) = 9.2 BIKES 1 PER 50m² COMMERCIAL USE (305.99m²) = 1.3 BIKES	11 BICYCLE PARKING SPACES PROPOSED	Section 4-1, TABLE 6-7		YES

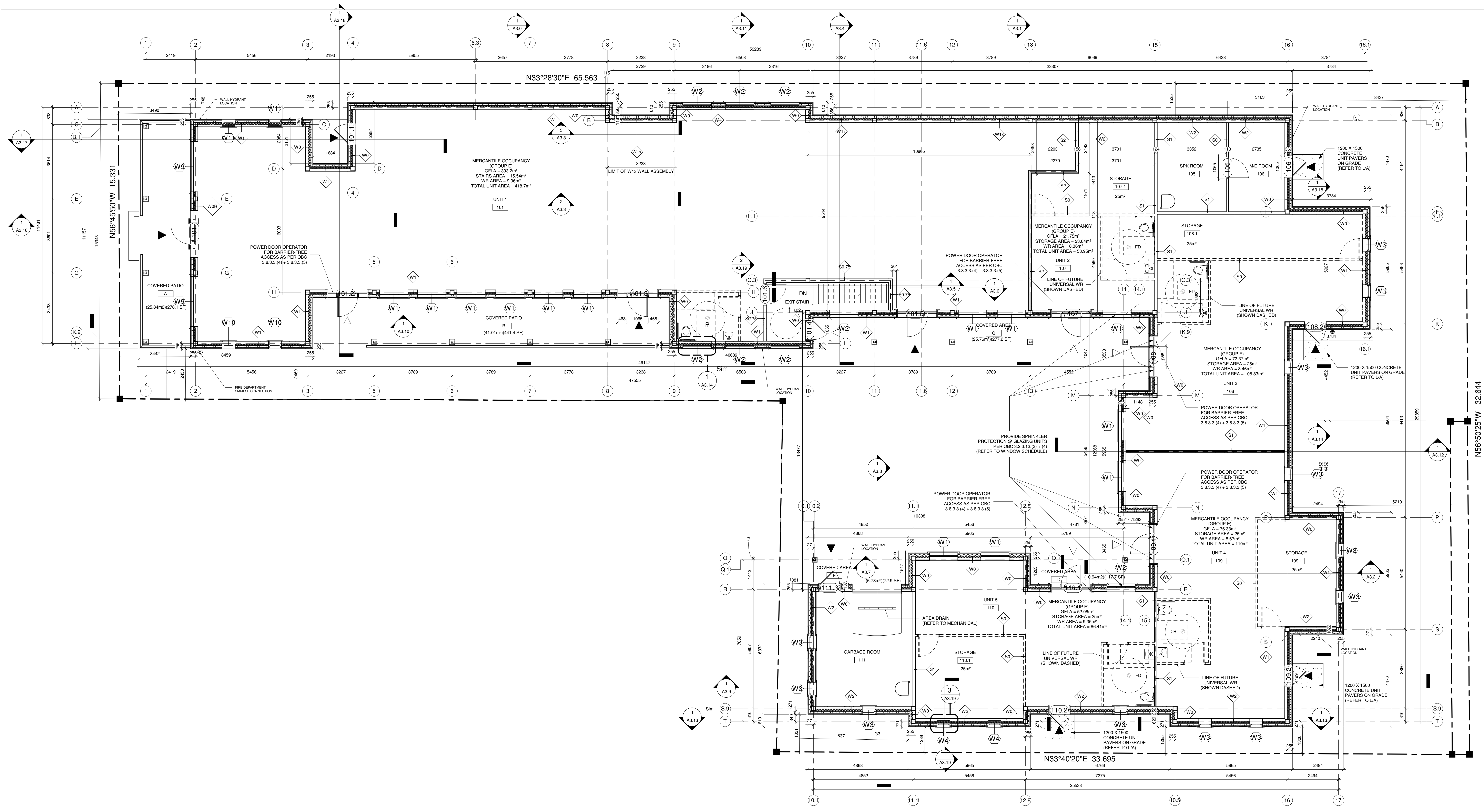
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SP1



## A1.0





1 T/O STR. PLATFORM  
1:75

LEGEND	
	PROPERTY LINE
	BARRIER-FREE PRINCIPLE ENTRANCE
	EXIT LOCATION
	FIRE HYDRANT
	FIRE ALARM
	FIRE ALARM CONNECTION (REFER TO MECH/ELV DWG'S)
	FLOOR DRAIN (REFER TO MECHANICAL)

DWG/DETAIL REFERENCE	
	DWG. REF. NO.
	DWG. ON PAGE
	SECTION/DWG REFERENCE
	ELEVATION REFERENCE

IDENTIFICATION REFERENCE	
	WALL IDENTIFICATION
	DOOR IDENTIFICATION
	ROOF IDENTIFICATION
	FLOOR IDENTIFICATION
	ROOM IDENTIFICATION
	WINDOW IDENTIFICATION
	COLUMN / WALL GRID

OWNER'S NAME  
OWNER'S SIGNATURE  
TOWN OF NIAGARA-ON-THE-LAKE  
LORD MAYOR  
TOWN CLERK  
Date

SOLMAR

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ONTARIO ASSOCIATION OF ARCHITECTS

PROJECT NORTH  
TRUE NORTH

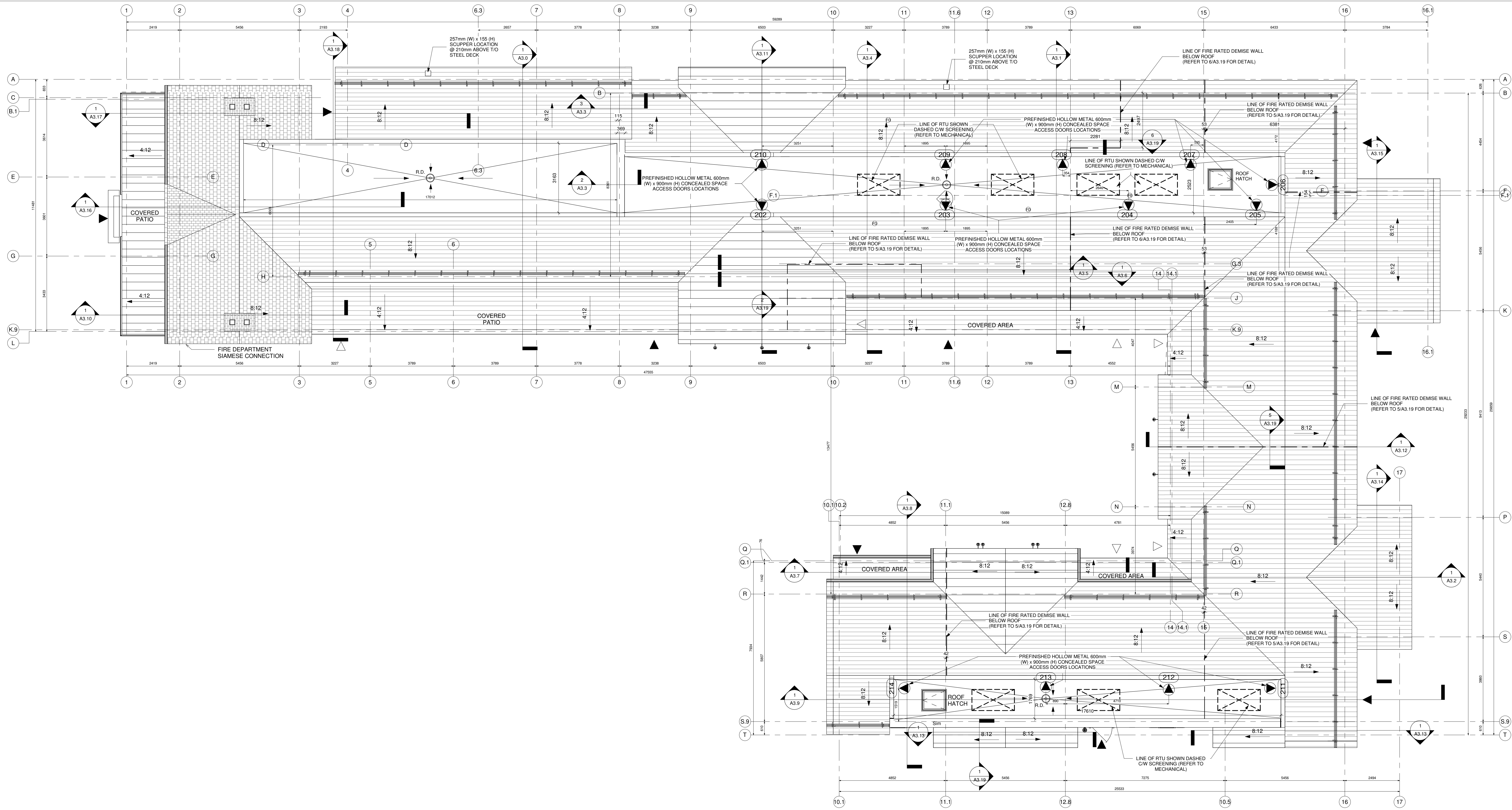
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No.	DATE	REVISION DESCRIPTION
8	2018.04.27	ISSUED FOR CLIENT REVIEW
9	2018.06.21	ISSUED FOR CITY PLANNER
10	2018.11.01	ISSUED FOR CONSULTANT COORDINATION
11	2020.11.04	ISSUED FOR CONSULTANT COORDINATION (ADDED 17th GATE ST.)
12	2020.11.12	RE-ISSUED FOR CONSULTANT COORDINATION
13	2020.11.19	RE-ISSUED FOR SPA HODGED 17th GATE ST.
14	2020.01.25	ISSUED FOR STRUCTURAL REVIEW
15	2020.02.04	ISSUED FOR STRUCTURAL REVIEW
16	2020.02.25	RE-ISSUED FOR SPA
17	2020.02.25	ISSUED FOR NPO REVIEW
18	2020.03.12	ISSUED FOR COORDINATION
19	2020.03.22	ISSUED FOR NPO REVIEW
20	2020.03.26	ISSUED FOR SPA & BUILDING PERMIT

JOB NO.	15624
DRAWING No.	101
SCALE:	As indicated
PRINT DATE:	2020.03.26

PROPOSED COMMERCIAL DEVELOPMENT  
135 QUEEN ST + 178 GATE ST.  
Niagara-on-the-Lake, ON L0S 1J0  
GROUND FLOOR PLAN

A1.1



1 ROOF PLAN  
1 : 75

LEGEND	
	PROPERTY LINE
	BARRIER - FREE PRINCIPLE ENTRANCE
	EXIT LOCATION
	FIRE HYDRANT
	SIAMESE CONNECTION (REFER TO MECH. ENG. DWG'S)
	FLOOR DRAIN (REFER TO MECHANICAL)

IDENTIFICATION REFERENCE	
	WALL IDENTIFICATION
	DOOR IDENTIFICATION
	ROOF IDENTIFICATION
	FLOOR IDENTIFICATION
Room name 101	ROOM IDENTIFICATION
	WINDOW IDENTIFICATION
	COLUMN / WALL GRID

DWG/DETAIL REFERENCE	
	DWG. REF. NO.
	DWG. ON PAGE
	SECTION/DWG REFERENCE
	ELEVATION REFERENCE

OWNER'S NAME

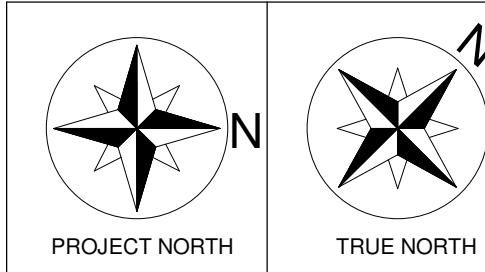
OWNER'S SIGNATURE

TOWN OF NIAGARA-ON-THE-LAKE

LORD MAYOR

TOWN CLERK

Date



SUBMITTALS

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REVISION	
No.	DATE
5	2017.11.10
6	2017.11.22
7	2017.12.20
8	2018.04.27
9	2018.11.01
10	2020.11.04
11	2020.11.12
12	2020.11.19
13	2020.02.04
14	2020.02.23
15	2020.02.25
16	2020.03.12
17	2020.03.26

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PROPOSED COMMERCIAL DEVELOPMENT

135 QUEEN ST + 178 GATE ST.  
Niagara-on-the-Lake, ON L0S 1J0

ROOF PLAN





## A2.0

