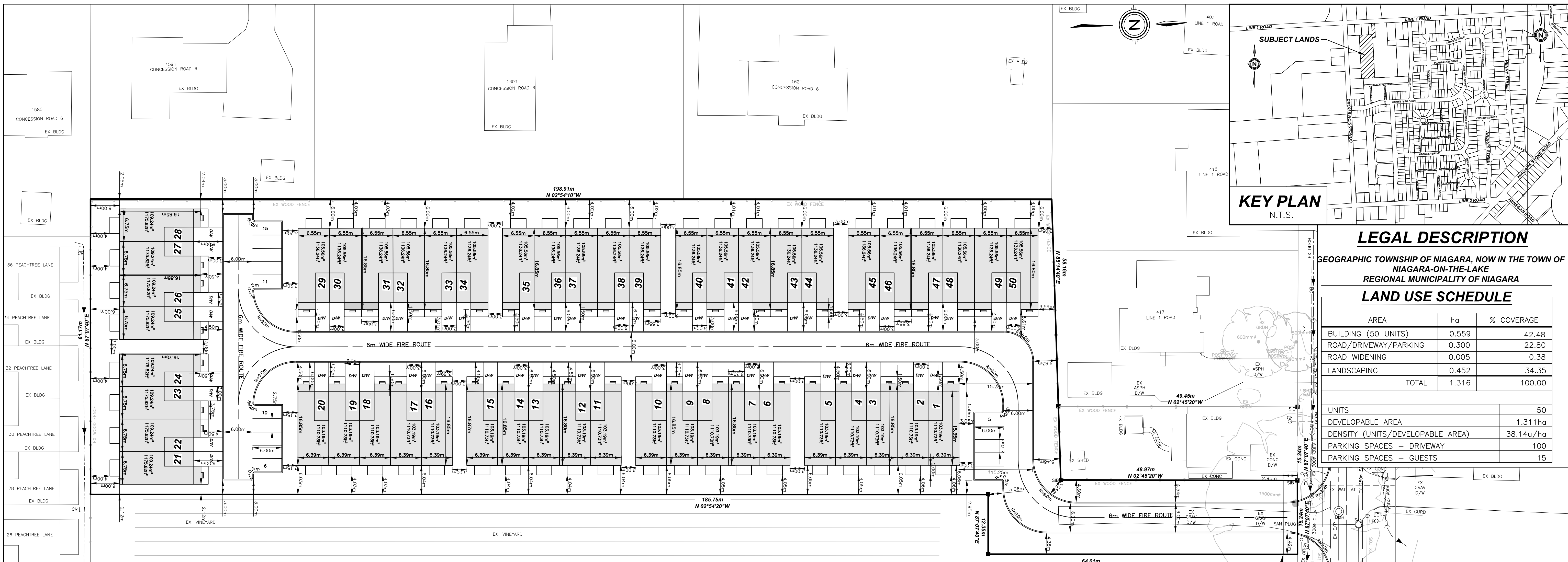




KEY PLAN N.T.S.

LEGAL DESCRIPTION

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

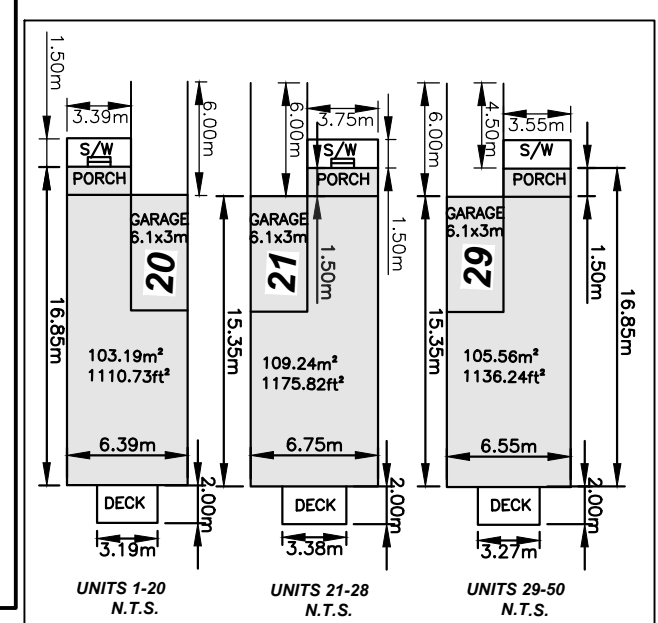
LAND USE SCHEDULE

AREA	ha	% COVERAGE
BUILDING (50 UNITS)	0.559	42.48
ROAD/DRIVEWAY/PARKING	0.300	22.80
ROAD WIDENING	0.005	0.38
LANDSCAPING	0.452	34.35
TOTAL	1.316	100.00

UNITS	50
DEVELOPABLE AREA	1.311ha
DENSITY (UNITS/DEVELOPABLE AREA)	38.14u/ha
PARKING SPACES - DRIVEWAY	100
PARKING SPACES - GUESTS	15

LEGEND

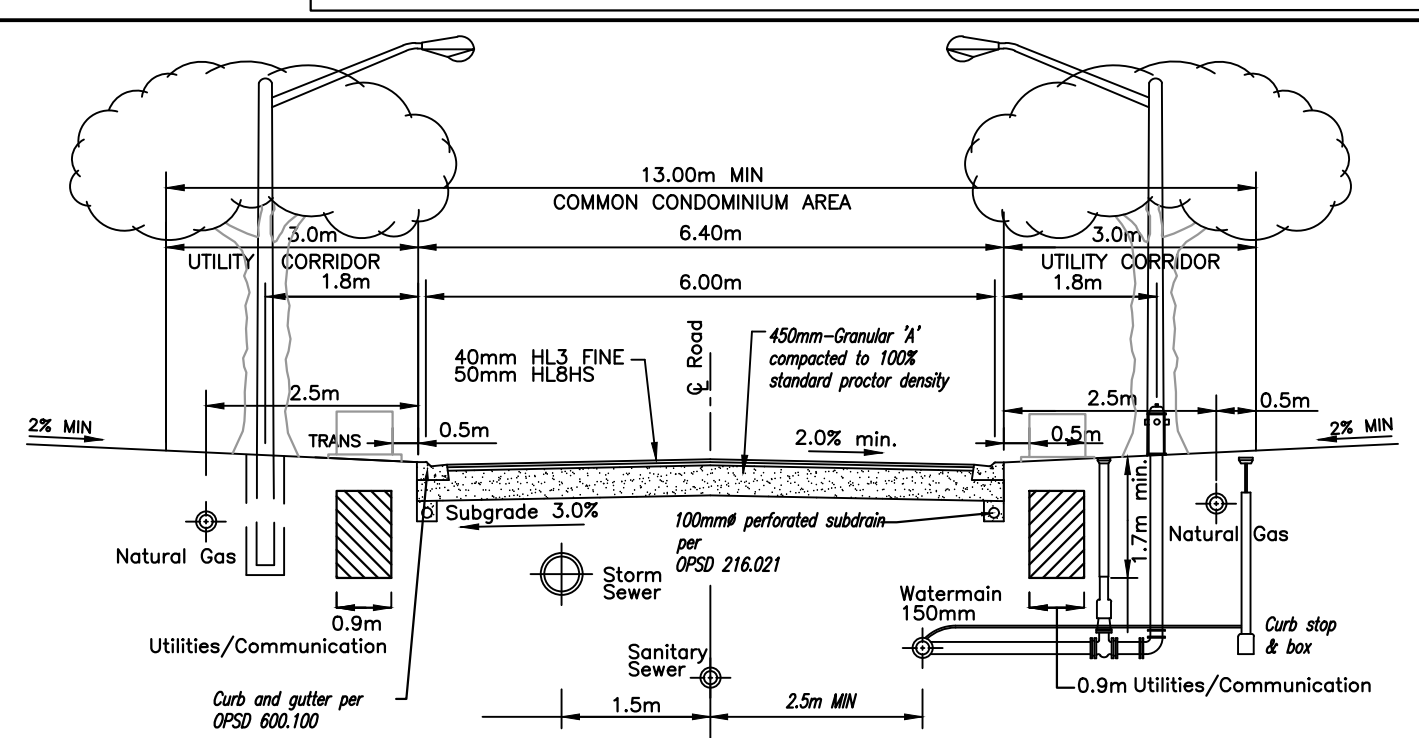
- WV EX WATER VALVE
- HYD EX HYDRANT
- CB EX CATCHBASIN
- MH EX MANHOLE
- HP EX HYDRO POLE
- SIB STANDARD IRON BAR
- LS EX LIGHT STANDARD
- LS EX WOOD PRIVACY FENCE
- FRS PROPOSED FIRE ROUTE SIGN
- PROPOSED C.L FIRE ROUTE



FIRE ROUTE SIGN DETAIL



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.



Overall Length 11.540m
Overall Width 2.980m
Overall Body Height 3.835m
Min Body Ground Clearance 0.388m
Track Width 2.980m
Lock-to-lock time 3.00s
Max Steering Angle (Virtual) 37.20°

ZONING MATRIX

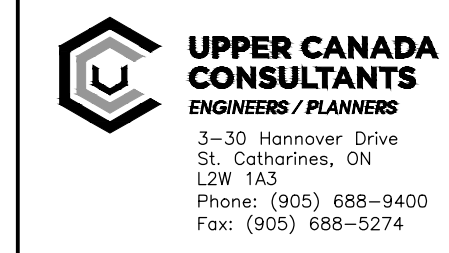
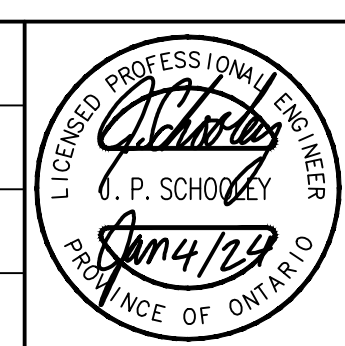
SEC. 10.4.2.3 RESIDENTIAL MULTIPLE (RM1)

PROVISION	REQUIRED (BLOCK TOWNHOUSE DWELLINGS)	PROVIDED
MIN. LOT FRONTAGE	30m	15.24m
MIN. LOT AREA PER UNIT	285m²	263.26m²
MAX. LOT COVERAGE	35%	42.48%
MIN. LANDSCAPED OPEN SPACE	30%	34.35%
MIN. FRONT YARD SETBACK	7.5m	4.5m/6.0m
MIN. INTERIOR SIDE YARD SETBACK	7.5m	2.04m
MIN. EXTERIOR SIDE YARD SETBACK	7.5m	N/A
MIN. REAR YARD SETBACK	7.5m	4.0m
Minimum distance between buildings located on the same lot of 3m between walls not containing windows to a habitable room, and 9m between walls where one wall contains a window to a habitable room, and 15m between walls where both walls contain a window to a habitable room.		3.0m
MIN. DISTANCE BETWEEN ANY TOWNHOUSE DWELLING AND A PRIVATE ROADWAY AND PARKING AREA	6m	3.05m
MIN. DWELLING UNIT AREA	80m²	103.19m²
MAX. BUILDING HEIGHT	10m	<10m
MIN. ACCESSORY BUILDING YARDS SETBACK	0.5m	N/A
Minimum setback of uncovered, unenclosed or covered patio or deck form requires a side yard setback of 0.6m.		N/A
MINIMUM ACCESSORY BUILDING EXTERIOR SIDE YARD	7.5m	N/A

0	ISSUED FOR APPROVAL	2024-01-04	J.S.
#	REVISION	DATE	INIT

- NOTES:
- THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, 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
A.S.
DESIGN
J.S.
CHECKED BY
M.F.
APPROVED BY
J.S.



THE HAVEN
419 LINE 1 ROAD, VIRGIL
TOWN OF NIAGARA ON THE LAKE
SITE PLAN

CONSULTANT FILE No.	21265
DATE	2024-01-04
PRINTED	2024-01-04
SCALE	1:400 m
REF No.	
DWG No.	21265-SP
REV	0