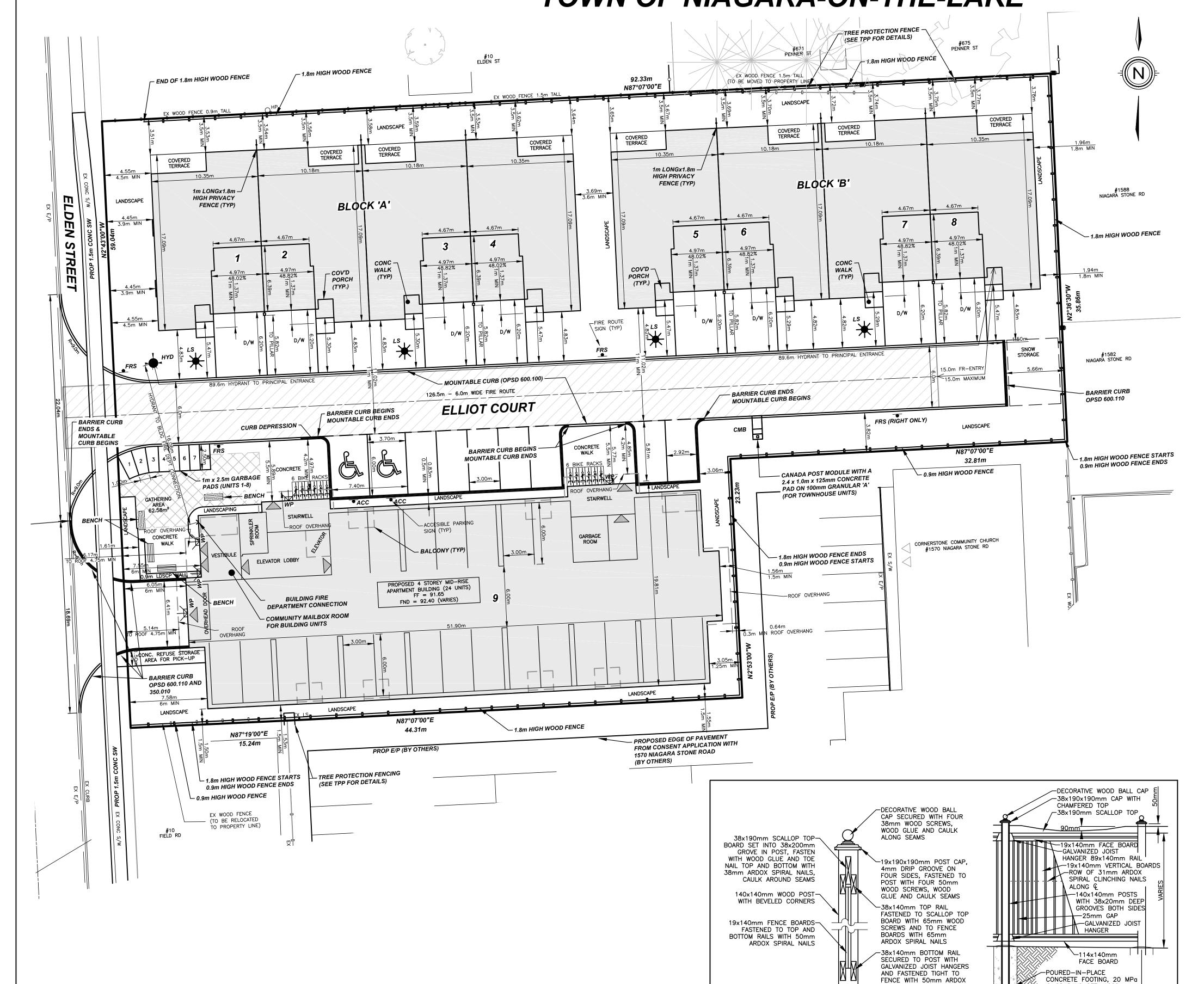
# CORNERSTONE CONDOMINIUM TOWN OF NIAGARA-ON-THE-LAKE



#### ZONING MATRIX (RM2) - RESIDENTIAL MULTIPLE 2 (VIRGIL COMMUNITY ZONING DISTRICT)

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PROPOSED USE	MID-RISE APARTMENT BUILDING (24 UNITS)		
PROVISION	PROPOSED (RM2-48)	PROVIDED	
Minimum lot frontage	59.00m	59.04m	
Minimum lot area	4650m² (MEASURED OVER ENTIRE LOT)	4691.63m²	
Maximum lot coverage	50%	20.25%	
Minimum landscaped open space	30%	30.29%	
Minimum front yard setback	6.0m 4.75m FOR ROOF OVERHANG PROJECTING FROM 4TH STOREY	6.05m 5.14m (OVERHANG)	
Minimum interior side yard setback	1.5m (SOUTH PL) 5.5m (PRIVATE LANE) 0.5m (PARKING SPACE) 4.2m (ROOF OVERHANG)	1.5m 5.77m (PRIVATE LANE) 0.83m (PARKING SPACE) 4.85m (PRIVATE LANE TO ROOF OVERHANG)	
Minimum rear yard setback	1.5m 0.3m (ROOF OVERHANG)	1.56m 0.64m (ROOF OVERHANG)	
Maximum building height	13.00m	12.20m	
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### ZONING MATRIX (RM1) - RESIDENTIAL MULTIPLE 1 (VIRGIL COMMUNITY ZONING DISTRICT)

I (VINGIL COMMONTI I ZOMING DISTRICT)				
PROPOSE USES	BLOCK TOWNHOUSES (8 UNITS)			
PROVISION	REQUIRED (RM1-48)	PROVIDED		
Minimum lot frontage	59.00	59.04m		
Minimum lot area	4650m²	4691.63m²		
Maximum lot coverage	50%	28.57%		
Minimum landscaped open space	30%	30.29%		
Minimum front yard setback	4.5m (WEST PL) 4.5m (FRONT WALL TO PRIVATE LANE) 6.0m (GARAGE TO PRIVATE LANE) AN ATTACHED GARAGE SHALL BE SETBACK 1m BEHIND THE FRONT WALL OF GROUND FLOOR OF DWELLING UNIT	4.55m (WEST PL) 4.82m (FRONT WALL TO PRIVATE LANE) 6.20m (GARAGE TO PRIVATE LANE) 1.37m (GARAGE SETBACK BEHIND FRONT WALL) 4.45m (ORNAMENTAL STRUCTURE TO WEST PL)		
Minimum interior side yard setback	3.5m (REAR WALL TO NORTH PROPERTY LINE)	3.53m (REAR WALL) 3.51m (COVERED TERRACE)		
Minimum rear yard setback	1.8m (END WALL TO EAST PROPERTY LINE)	1.94m		
Minimum distance between buildings located on the same lot	3.5m (END WALL TO END WALL)	3.69m		
Minimum distance between any townhouse dwelling and a parking area	11.0m	11.02m		
Maximum building height	1 STOREY (8.5m)	8.0m (26.25ft)		
Maximum total width of garage doors	50% OF FRONT FACE OF DWELLING	48.82%		



PART OF LOTS 34, 35, 38, 40 AND ALL OF LOT 39,

PLAN 304, AND PART OF BLOCK 9, PLAN TP85, IN THE TOWN OF NIAGARA-ON-THE-LAKE REGIONAL MUNICIPALITY OF NIAGARA

SITE STATISTICS					
	ha	%			
TOWNHOUSE BUILDING (8un)	0.134	28.57			
APARTMENT BUILDING (24un)	0.095	20.25			
DRIVEWAY/PARKING	0.098	20.89			
LANDSCAPING	0.142	30.29			
TOTAL	0.469	100.0			
UNITS		32			
DENSITY 68.23u/Ha					

#### SECTION 6.39 - PARKING SPACE REQUIREMENTS

TABLE 6-8: RESIDENTIAL PARKING RATIOS

AMENDED BY 4316Y-12)

24 X 1 = 24 SPACES REQUIRED

24 SPACES PROVIDED (1ST LEVEL) + 9 SURFACE SPACES (INCLUDING 2 ACCESSIBLE)

DWELLING, QUADRAPLEX, DOUBLE DUPLEX OR A ROW DWELLING -1.5 PER UNIT, EXCEPT THAT A ROW DWELLING (TOWNHOUSE) ON A PUBLIC STREET SHALL REQUIRE 2 PARKING SPACES PER UNIT (AS

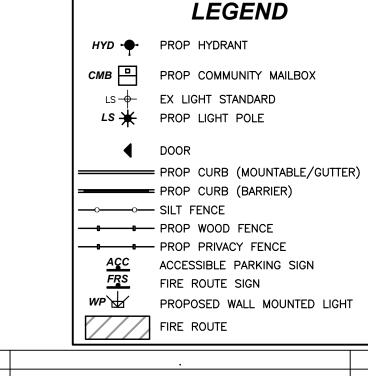
8 ROW DWELLING X 1.5 = 12 SPACES REQUIRED

16 DRIVEWAY = 16 SPACES PROVIDED

## SECTION 6.42 - ACCESSIBLE REQUIREMENTS

1 ACCESSIBLE SPACE REQUIRED FOR 1-25 OF REGULAR PARKING SPACES REQUIRED FOR TOWNHOUSE DWELLINGS

2 ACCESSIBLE SPACE PROVIDED



ISSUED FOR APPROVAL 2025-05-27 DATE INIT

**UPPER CANADA CONSULTANTS** ENGINEERS / PLANNERS

SITE PLAN

DRAWING TITLE

DRAFTING DATE MAY 27, 2025 PRINTED MAY 27, 2025 SCALE 1:200

22115-SP

FIRE ROUTE & ACCESSIBLE PARKING SIGN DETAIL

BOTTOM OF SIGN.

SIGNAGE NOTES:

Typ. Accessible

Parking Signage

BY PERMIT ONLY

\$300 FINE

CHALLENGED PERSONS SHALL BE INDICATED

shown on this dwg) CENTERED UPON STALL.

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

ALL PARKING STALLS FOR PHYSICALLY

WITH TYPICAL HANDICAPPED SIGNAGE (as

O ALL SIGNS SHALL BE MOUNTED AT A HEIGHT OF 2-3 METRES FROM TOP OF CURB TO

Typ. Fire Access

Route Signage

ROUTE

One steel —

T-bar stakes

each driven

securely

into the

ground

@ 28 DAYS SET, 1220mm

2500mm MAX SPACING

**ELEVATION** 

ALL WOOD TO BE NO. 1 GRADE PRESSURE TREATED AND SHALL BE TREATED WITH THOMPSON CLEAR WOOD SEALANT

IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS.

MIN BELOW FINISHED GRADE

SPIRAL NAILS

**WOOD FENCE DETAIL** 

DRAWING FILE: F:\22115\Engineering\22115-CORNERSTONE1.dwg PLOTTED: May 27, 2025 - 7:40am PLOTTED BY: TAllen