



ZONING INFORMATION

ESTABLISHED RESIDENTIAL ZONE - ER

- MINIMUM LOT FRONTAGE : AS EXIST
- MINIMUM FRONT YARD : 7.5 m
- MINIMUM REAR YARD : 7.5 m
- MINIMUM SIDE YARD : 1.22 m
- MINIMUM EXTERIOR SIDE YARD : 2.0 m
- MAXIMUM COVERAGE : 33%
- MINIMUM LANDSCAPED OPEN SPACE : 30%
- MAXIMUM HEIGHT : 10 m

- LOT AREA : 1029.7 m² (11084.1 sqft)
- BUILDING AREA : 281.5 m² (3030.0 sqft)
- EXIST SHED : 10.3 m² (110.4 sqft)
- LANDSCAPED AREA : 623.4 m² (6710.4 sqft)
- LOT COVERAGE : 28.3%
- LANDSCAPED COVERAGE : 60.5%
- HEIGHT EXISTING : 7.4 m (24.4.5")
- HEIGHT GARAGE : 7.1 m (23.5")
- HEIGHT ADDITION : 5.7 m (18.9")

All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to construction. This drawing not to be scaled, all drawings, prints and related documents are the property of the designer and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

PROJECT NAME & ADDRESS: ATTACHED GARAGE VARIANCE 318 VICTORIA STREET NOTL, ONTARIO			PG TITLE: SITE PLAN
264 Waiand Ave Unit 20 • St Catharines • L2R 2P8 • 905.680.6891 inspired@designdysanty.com • www.designsbyanty.com	DRAWN BY: SY SCALE: REV DATE: 2023-12-01 ISSUED FOR: VARIANCE DESIGNER NAME: SANTY YEH DESIGNER SIGNATURE:		DESIGNER BCIN No: 21034 FIRM BCIN No: 42520

SITE PLAN
SCALE: 1:200