

In the matter of the Planning Act, R.S.O. 1990, c. P.13, s. 45:

DECISION: File No. Minor Variance A-17/24 – 475 Victoria Street
Assessment Roll No. 262701000417300000

Description of the Land and Purpose and Effect of the Proposed Minor Variance:

Minor Variance Application A-17/24 is made to facilitate the construction to cover an existing uncovered front porch and requests relief as follows:

1. Minimum front yard setback from 7.5 metres, as required in the Zoning By-law, to 6.49 metres for the proposed covered front porch; and
2. Maximum step encroachment from 1.5 metres, as required in the Zoning By-law, to 1.93 metres for the existing uncovered front steps.

Decision: Granted.

Reasons: The Committee of Adjustment considered the oral and written submissions and agrees with the minor variance report analysis and recommendation that this application meets the four Planning Act tests for minor variance:

- a. The variance is minor in nature.
- b. The variance is appropriate for the development of the land.
- c. The general intent and purpose of the Zoning By-law is maintained.
- d. The general intent and purpose of the Official Plan is maintained.

Date of Decision: August 15, 2024

Last date to file a notice of appeal: September 4, 2024

Notice of appeal must be filed with the Secretary-Treasurer for the Town of Niagara-on-the-Lake Committee of Adjustment, must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Land Tribunal. <https://olt.gov.on.ca/appeals-process/fee-chart/>

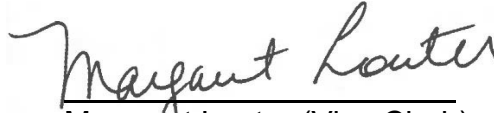
Please note neighbours and other interested parties not defined by the Planning Act are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022. Planning Act appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body” (as defined by Planning Act 1(1)).

Information regarding the Local Planning Appeals Tribunal can be found at;


<https://www.ontario.ca/document/citizens-guide-land-use-planning/ontario-land-tribunal>

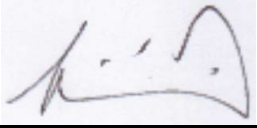
Consent was obtained by the Secretary Treasurer on August 15, 2024 to insert electronic signatures below;

ABSENT
Steve Bartolini
Committee of Adjustment


Margaret Louter (Vice Chair)
Committee of Adjustment


Eric Lehtinen (Chair)
Committee of Adjustment

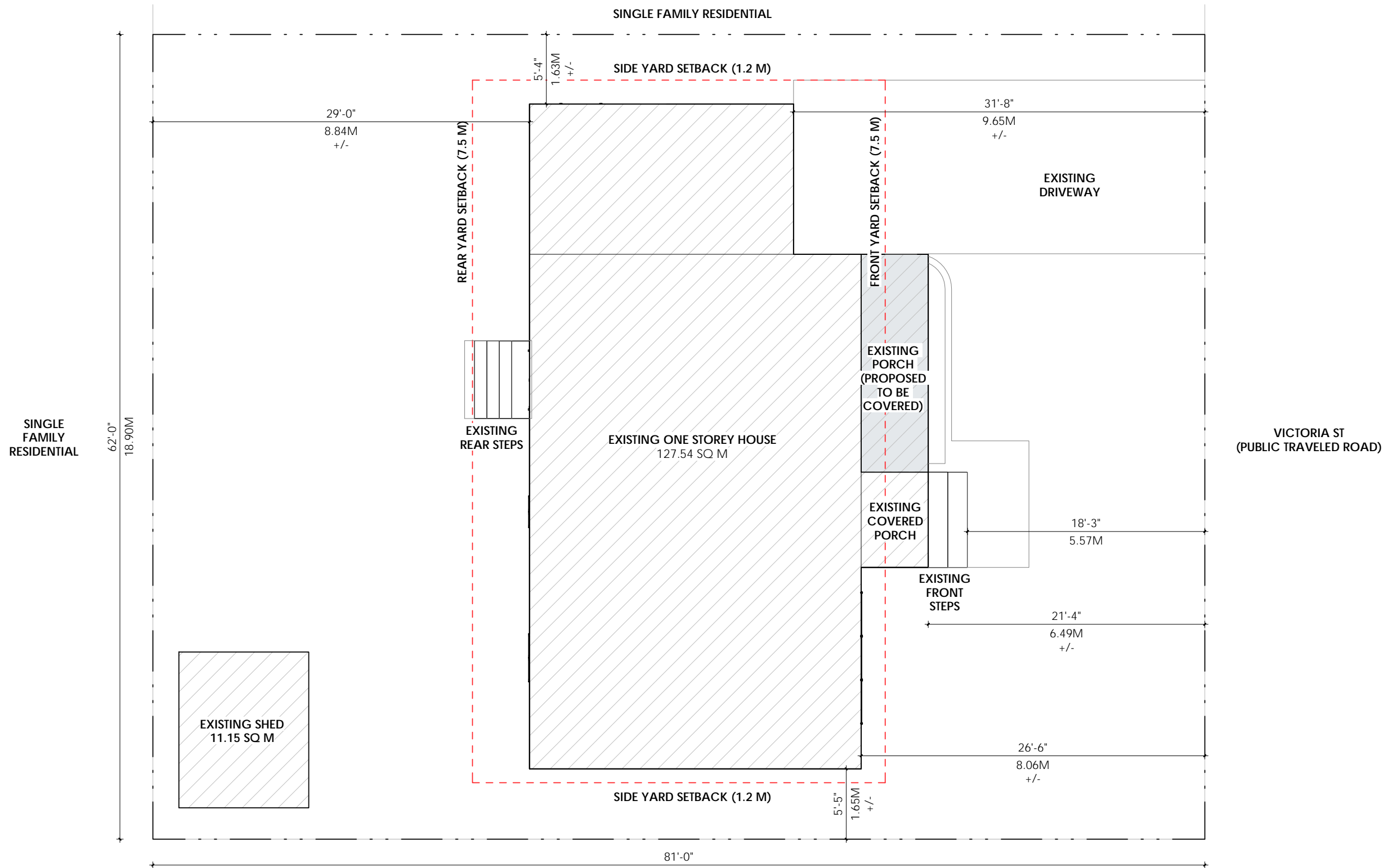

Paul Johnson
Committee of Adjustment


Angelo Miniaci
Committee of Adjustment

I, Natalie Thomson, Secretary Treasurer of the Committee of Adjustment for the Town of Niagara-on-the-Lake, hereby certify that the above is a true copy of the decision of the Committee of Adjustment with respect to the application recorded herein.

DATED at the Town of Niagara-on-the Lake on August 16, 2024.


Natalie Thomson, Secretary Treasurer



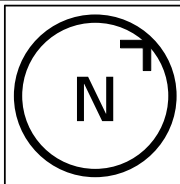
LOT AREA = 466.4 SQ M (5022.0 SF)
 MAX. COVERAGE = 33% = 466.4 SQ M (5022.0 SF) X 33% = 153.96 SQ M (1657.26 SF)
 PROPOSED COVERAGE = 138.69 SQ M (1492.85 SF) = 29.7%
 MIN. LANDSCAPE OPEN SPACE = 30%

WILSON - HINCHLEY RESIDENCE

475 VICTORIA ST, NOTL

SITE PLAN
 Date: 2024-06-26
 Drawn by: -

A1
 Scale: 1 : 100
 Dimensions to be site verified.



WILSON - HINCHLEY RESIDENCE

475 VICTORIA STREET, NIAGARA -ON-THE-LAKE, LOS 1J0

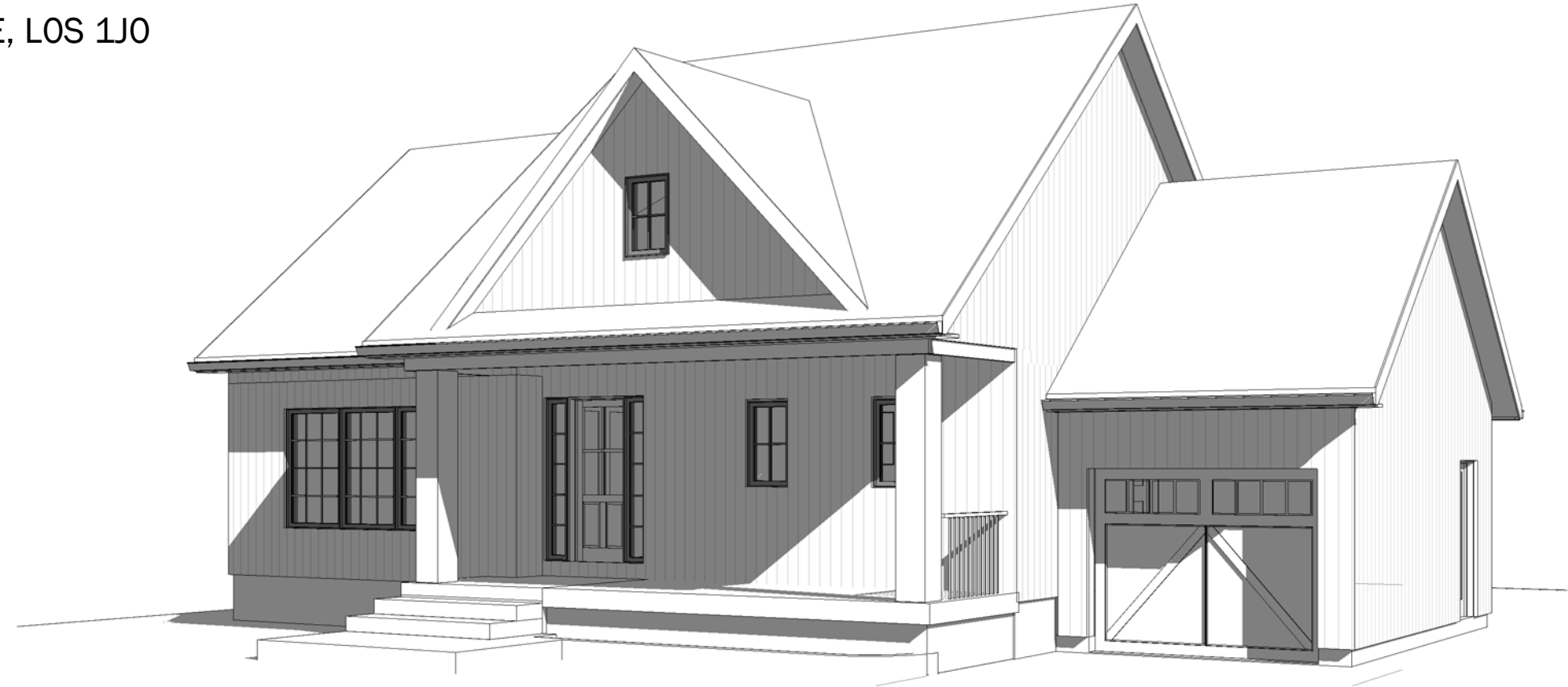


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GENERAL NOTES AND SPECIFICATIONS

1. GENERAL REQUIREMENTS

-ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, INCLUDING ALL LATEST AMENDMENTS AS WELL AS ANY OTHER CODES OF PROVINCIAL, FEDERAL OR LOCAL MUNICIPAL APPLICATION. AT ALL TIMES MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THOSE STANDARDS, CODES OR REFERENCED DOCUMENTS.

-THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL CONSTRUCTION COMPLIES WITH THE LATEST OCCUPATIONAL HEALTH AND SAFETY ACT (OHS) REGULATIONS.

-AVOID SCALING DIRECTLY FROM THE DRAWINGS. IF THERE IS AMBIGUITY OR LACK OF INFORMATION, INFORM THE CONSULTANT. ANY CHANGE THROUGH THE DISREGARDING OF THIS NOTICE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

-THE CONTRACTOR TO CHECK AND VERIFY ALL DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR CLARIFICATION.

-VERIFY THAT ALL WORK, AS IT PROCEEDS, IS EXECUTED IN ACCORDANCE WITH DIMENSIONS WHICH MAINTAIN POSITION, LEVELS, AND CLEARANCES TO ADJACENT WORK AS SET OUT BY REQUIREMENTS OF THE DRAWINGS. ENSURE THAT WORK INSTALLED IN ERROR IS RECTIFIED BEFORE CONSTRUCTION CONTINUES.

2. SITE WORK

-EXCAVATE FOR FOUNDATIONS AND BUILDING SERVICES TO DEPTHS REQUIRED TO ALLOW FOR PROPER PLACEMENT OF THE WORK. ALL FOOTINGS TO EXTEND TO MINIMUM 4'-0" BELOW FINISHED GRADES OR AS NOTED ON PLANS AND TO REST ON UNDISTURBED SOIL OR ROCK. EXCAVATIONS TO BE KEPT FREE FROM STANDING WATER.

-AFTER THE CONSTRUCTION OF FOOTINGS, PITS, WALLS OR PIERS BACK FILL ALL EXCAVATIONS WITH EXISTING APPROVED GRANULAR MATERIALS TO WITHIN 5" OF UNDERSIDE OF CONCRETE SLAB AND WITHIN 6" OF UNDERSIDE OF NEW EXTERIOR FINISHED GRADES.

-SLOPE ALL FINISHED GRADES AWAY FROM BUILDING

-THE CONTRACTOR IS TO CARRY OUT SUCH INVESTIGATIONS AS THEY CONSIDER NECESSARY TO DETERMINE SUBSURFACE CONDITIONS TO BE ENCOUNTERED IN CONSTRUCTING THE WORKS.

3. CONCRETE

-CONCRETE FOR GARAGE SLABS, EXTERIOR STEPS AND EXTERIOR PORCHES TO BE 3000 PSI AT 28 DAYS WITH 5% - 7% AIR ENTRAINMENT. OTHER SLABS TO BE MINIMUM 2200 PSI AT 28 DAYS. CONCRETE SLABS ON GRADE TO BE MINIMUM 3" THICK AND SET ON MINIMUM 6" CLEAR STONE FILL. GARAGE SLABS ON GRADE TO BE MINIMUM 4" THICK AND REINFORCED WITH 10M REBAR AT 24" OC LOCATED NEAR MID-DEPTH OF THE SLAB. HABITABLE ROOMS ON CONCRETE SLAB TO BE DAMP-PROOFED WITH 6 MIL POLYETHYLENE.

4. METALS

-ALL STEEL COLUMNS, STEEL BEAMS AND STEEL ANGLE LINTELS TO BE SHOP PRIMED WITH ONE COAT OF RUST-INHIBITIVE PAINT.

5. WOOD AND PLASTICS

-LOAD BEARING STUD WALLS PARALLEL TO FLOOR JOISTS TO BE SUPPORTED BY WALLS OR BEAMS OF SUFFICIENT STRENGTH TO SAFELY TRANSFER THE DESIGNED LOADS TO VERTICAL SUPPORTS. WALLS AT RIGHT ANGLES TO FLOOR JOISTS TO BE LOCATED AT MAXIMUM 2'-0" FROM THE JOIST SUPPORT IF SUPPORTING ONE OR MORE FLOORS UNLESS THE JOIST SIZE IS DESIGNED TO ACCOMMODATE SUCH LOADS.

-TYPICAL ROOF CONSTRUCTION TO CONSIST OF ASPHALT SHINGLES ON 7/16" ORIENTED STRAND BOARD SHEATHING WITH H-CLIP EDGE SUPPORTS ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" OC. BOTTOM CHORD OF TRUSSES TO BE DESIGNED TO SUPPORT CEILING LOADS OR FLOOR LOADS IN LOFT SPACES. TRUSS MANUFACTURER TO CHECK AND VERIFY THAT ALL LOADING AND STRESSES COMPLY WITH AND ARE IN ACCORDANCE WITH THE LOCAL CONDITIONS AND REQUIREMENTS. TRUSS MANUFACTURER TO NOTIFY CONSULTANTS OF ANY DISCREPANCIES THAT MAY AFFECT ROOF LINES AS INDICATED. PROVIDE 2" X 4" TRUSS BRACING AT 7'-0" OC AT BOTTOM CHORD OR AS PER MANUFACTURER'S DESIGN.

-INTERIOR STAIRS TO HAVE A MAXIMUM RISE OF 7 7/8", A MINIMUM RUN OF 8 1/4", AND A MINIMUM TREAD WIDTH OF 9 1/4". BASEMENT STAIR TO BE 3'-0" WIDE ROUGH STUD OPENING. STAIR FROM FIRST FLOOR TO SECOND FLOOR TO BE 5'-0" FROM ROUGH STUD FACE TO EXPOSED FACE OF STRINGER. INTERIOR STAIR HEADROOM TO BE MINIMUM 6'-5" AND EXTERIOR STAIR HEADROOM TO BE MINIMUM 6'-9". ONLY ONE SET OF WINDERS ARE ALLOWED BETWEEN FLOORS WITH AN INDIVIDUAL WINDER TREAD OF 30 DEGREES AND MAXIMUM TURN OF 90 DEGREES. LANDING TO BE AS LONG AS THE STAIR WIDTH.

-HANDRAILS WITHIN THE DWELLING UNIT TO BE 2'-8" HIGH ABOVE THE NOSING. GUARDRAILS WITHIN THE DWELLING UNIT TO BE 3'-6" HIGH ABOVE THE NOSING. EXTERIOR BALCONY GUARDRAILS TO BE 3'-6" HIGH ABOVE FINISHED BALCONY LEVEL. PROVIDE MAXIMUM 4" SPACE BETWEEN VERTICAL PICKETS AND NO HORIZONTAL MEMBERS BETWEEN 4" OR 3'-6" ABOVE NOSING OR BALCONY LEVEL.

-PROVIDE ONE 3/4" THICK X 12" WIDE WOOD SHELF COMPLETE WITH COAT ROD AND BRACKETS AS REQUIRED AT EACH CLOTHES CLOSET LOCATION. PROVIDE FIVE 3/4" THICK X 12" WIDE WOOD SHELVES AT ALL LINEN CLOSET LOCATIONS.

6. THERMAL AND MOISTURE PROTECTION

-PROVIDE SUITABLE FIRE STOPS FOR ALL CONCEALED AREAS AT FLOOR, CEILING, ROOF LEVELS AND AT STAIRS, CLEARANCES BETWEEN CHIMNEYS OR GAS VENTS AND THE ADJOINING CONSTRUCTION WHICH ALLOW AIR LEAKAGE AND HEAT LOSS FROM WITHIN THE BUILDING INTO THE ADJACENT ROOF SPACE IS TO BE SEALED WITH NON-COMBUSTIBLE MATERIAL TO PREVENT SUCH LEAKAGE.

-PROVIDE THE FOLLOWING MINIMUM THERMAL RESISTANCE VALUES THROUGHOUT THE BUILDING CONSTRUCTION:

- CEILING BELOW AN ATTIC OR ROOF SPACE (R-60)
- CEILING WITHOUT ATTIC SPACE (R-32)
- EXTERIOR WOOD FRAMED WALLS ABOVE FOUNDATION (R-22)
- CONCRETE FOUNDATION WALL (R-12) W. R-10 CONT.

-WALL AND CEILING INSULATION TO BE PROTECTED BY 6 MILL TYPE 1 VAPOR RETARDANT INSTALLED IN SUCH A MANNER THAT ALL JOINTS OCCUR OVER WOOD FRAMING MEMBERS AND ARE LAPPED MINIMUM 4". ALL PERFORATIONS THROUGH THE VAPOR RETARDANT CAUSED BY THE INSTALLATION OF ELECTRICAL AND MECHANICAL ITEMS TO BE TIGHTLY SEALED USING CALKING, TAPE OR OTHER APPROVED METHODS OF SEALING IN ORDER TO MAINTAIN THE INTEGRITY AND CONTINUITY OF THE VAPOR RETARDANT IN THE BUILDING ENVELOPE.

-EXPOSED FLASHING TO BE 0.013" GALVANIZED STEEL, 0.014" COPPER, 0.018" ZINC OR 0.019" ALUMINUM CONCEALED FLASHING TO BE F-20 BY LEXSUGCO CANADA LTD. OR TYPE 'S' ROLL ROOFING. FLASHING TO BE INSTALLED AT THE FOLLOWING LOCATIONS:

- OPENINGS IN THE EXTERIOR WALLS WHEN VERTICAL DISTANCE BETWEEN TOP OF OPENING AND BOTTOM OF EAVES EXCEEDS 1/4 OF HORIZONTAL EAVES OVERHANG
- BENEATH SANDSTONE AND JOINTS MASONRY WINDOW SILLS
- OPEN VALLEYS TO FLASHED WITH NOT LESS THAN ONE LAYER OF SHEET METAL MINIMUM 2'-0" WIDE WITH A LAYER OF #15 ROOFING PAPER OF FELT UNDERLAY, OR TWO LAYERS OF ROLL ROOFING, BOTTOM LAYER 55 LB. MINIMUM NOT LESS THAN 18" WIDE AND TOP LAYER 90 LB. MINIMUM 36" WIDE
- INTERSECTIONS OF ASPHALT SHINGLE ROOF AND MASONRY WALLS OR CHIMNEYS TO BE PROTECTED BY COUNTER FLASHING IMBEDDED A MINIMUM OF 1" INTO THE MASONRY AND EXTENDED NOT LESS THAN 6" DOWN THE MASONRY AND LAP LOWER FLASHING MINIMUM 4". FLASHING ALONG THE SLOPE OF THE ROOF TO BE STEPPED SO THAT THERE IS A MINIMUM OF 3" HEAD LAP IN BOTH LOWER AND COUNTER FLASHING. FLASHING AT THE INTERSECTION OF SHINGLE ROOFS AND CLADDING OTHER THAN MASONRY TO EXTEND UP THE WALL MINIMUM 3" BEHIND SHEATHING PAPER AND MINIMUM 3" HORIZONTALLY.
- THE INTERSECTION OF SINGLE PLY MEMBRANE ROOFS AND ADJACENT WALL SURFACES TO HAVE A CANT STRIP WITH THE MEMBRANE EXTENDED MINIMUM 6" UP THE WALL AND COUNTER FLASHED OR SET BEHIND THE SHEATHING PAPER.
- CHIMNEY FLASHING IS REQUIRED AT INTERSECTION WITH ROOF. FLASH OVER CHIMNEY SADDLE WHEN WIDTH OF CHIMNEY EXCEEDS 2'-6".

-ROOF EAVES TO BE FINISHED WITH PRE-FINISHED ALUMINUM EAVES TROUGH, FASCIA AND VENTED SOFFIT. PROVIDE ONE PRE-FINISHED ALUMINUM DOWN SPOUT FOR EACH 30' RUN OF EAVES TROUGH OR PART THEREOF AROUND THE PERIMETER OF THE BUILDING. CONNECT DOWNSPOUTS TO THE STORM SEWER SYSTEM OR ONTO GRADE WITH PRECAST CONCRETE SPLASH PADS TO PREVENT EROSION.

-PROVIDE TYPE 'S' ROLL ROOFING OR DOUBLE LAYER OF No. 15 ASPHALT SATURATED FELTS AS EAVES PROTECTION AT ALL ROOF EDGES AND EXTEND TO A LINE NOT LESS THAN 12" INSIDE THE INNER FACE OF THE EXTERIOR WALL. (SEE O.B.C. 9.27.5.2.(1))

-PROVIDE CALKING BETWEEN WINDOW AND DOOR FRAMES AND EXTERIOR CONSTRUCTION MATERIAL. AT BUILDING EXTERIOR THE JUNCTIONS OF ALL DISSIMILAR MATERIALS TO BE CALKED TO PREVENT HEAT LOSS AND AIR INFILTRATION.

7. DOORS AND WINDOWS

-WINDOW SIZES AND TYPES TO BE DENOTED ON SCHEDULES. ALL WINDOWS TO BE DOUBLE GLAZED OR THERMALLY SEALED UNITS. MINIMUM SIZE OF TRANSPARENT OPENINGS FOR HABITABLE ROOMS TO BE 10% OF APPLICABLE FLOOR AREA AND FOR BEDROOMS TO BE 5% OF APPLICABLE FLOOR AREA. AT LEAST ONE WINDOW PER BEDROOM TO HAVE AN INDIVIDUAL UNOBSTRUCTED OPENING NOT LESS THAN 3.7 SQ. FT. WITH NO WINDOW DIMENSION LESS THAN 15".

-DOOR SIZES AND TYPES TO BE AS DENOTED ON SCHEDULES. MAIN ENTRANCE DOOR TO HAVE A THUMB TURN LOCK SET WHICH ALLOWS OPENING THE DOOR FROM THE INSIDE WITHOUT A KEY. THE DOOR BETWEEN THE GARAGE AND HABITABLE AREAS TO BE SOLID CORE EXTERIOR TYPE WITH A SELF CLOSING DEVICE AND TIGHT FITTING WEATHER STRIPPING TO PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES. PROVIDE A MIN. 6" HIGH STEP AT THIS DOOR.

-PROVIDE ACCESS HATCHES TO CRAWL SPACES OR ATTICS WITH ROOF SPACES MORE THAN 2'-0" HIGH. ACCESS HATCH OPENING TO BE A MINIMUM 20"x28", AND FITTED WITH DOORS OR COVERS THAT ARE INSULATED AND WEATHER STRIPPED.

8. FINISHES

-FINISHED FLOORING IN BATHROOMS, LAUNDRY ROOMS, ENTRANCES, GENERAL STORAGE AREAS AND KITCHENS TO BE RESILIENT TYPE PROVIDING WATER RESISTANCE. REFER TO CONTRACTOR'S SCHEDULE.

-ALL EXTERIOR MOLDINGS, TRIMS PEDIMENTS, PILASTERS, ETC. TO BE AS SUPPLIED BY CANAMOULD EXTRUSIONS INC. & HARDI TRIM (WHERE APPLICABLE) OR APPROVED EQUALS.

9. EQUIPMENT

-STOVES, RANGES AND SPACE HEATERS USING SOLID FUELS TO CONFORM TO UNDERWRITERS' LABORATORIES OF CANADA TEST S627-M1983 "STANDARDS FOR SPACE HEATERS FOR USE WITH SOLID FUELS".

10. MECHANICAL

-LOCATION OF WATER METER AND GAS METER TO BE ACCORDANCE WITH THOSE AUTHORITIES HAVING APPROPRIATE JURISDICTIONS.

-DUCTWORK IN ATTIC OR ROOF SPACES TO HAVE ALL JOINTS TAPED AND SEALED TO ENSURE THAT DUCTS ARE AIRTIGHT THROUGHOUT THEIR LENGTH.

11. ELECTRICAL

-LOCATION OF HYDRO METER AND ELECTRICAL PANEL TO BE IN ACCORDANCE WITH THE AUTHORITIES HAVING APPROPRIATE JURISDICTION.

-PROVIDE 3 WAY WALL SWITCHED LOCATED AT THE HEAD AND FOOT OF EVERY STAIRWAYS EXCEPT AT UNFINISHED BASEMENTS. PROVIDE A SEPARATE THREE WIRE CIRCUIT WITH NO OTHER OUTLET CONNECTIONS TO EACH DRYER RECEPTACLE, STOVE RECEPTACLE AND AT LEAST THREE SPLIT RECEPTACLES IN EACH KITCHEN. TWO OF THE KITCHEN RECEPTACLES MUST BE INSTALLED ABOVE THE COUNTER LEVEL.

-ELECTRICAL SWITCHES, RECEPTACLES, ETC. ON OPPOSITE SIDES OR DEMISING WALL TO BE STAGGERED. ALL WALL MOUNTED EQUIPMENT (I.E. ELECTRICAL SERVICE PANELS) TO BE INSTALLED IN SUCH A MANNER TO MAINTAIN THE INTEGRITY OF THE DEMISING WALL FIRE SEPARATION.

-PRODUCTS OF COMBUSTION DETECTORS TO BE A SINGLE STATION ALARM TYPE SUCH AS AN IONIZATION P.O.C. DETECTOR OR A SPOT TYPE PHOTO ELECTRICAL SMOKE DETECTOR WHICH IS U.L.C. LABELED AND LISTED. DETECTORS TO BE EQUIPPED WITH A VISUAL INDICATOR WHICH DEMONSTRATES THAT THE UNIT IS OPERATIONAL. DETECTORS TO BE PERMANENTLY MOUNTED TO A JUNCTION BOX OR STANDARD ELECTRICAL OUTLET ON THE CEILING AND WIRED TO THE MAIN ELECTRICAL PANEL ON A SEPARATE CIRCUIT. THE CEILING AND WIRED TO THE MAIN ELECTRICAL PANEL ON A SEPARATE CIRCUIT. THE DETECTOR IS LOCATED AT THE CEILING LEVEL BETWEEN THE BEDROOMS OR SLEEPING AREAS AND THE REMAINDER TO THE DWELLING UNIT SUCH AS INDICATED ON THE DRAWINGS. THE DETECTOR TO HOUSE AN ALARM THAT IS AUDIBLE WITHIN THE BEDROOM OR SLEEPING AREAS WHEN INTERVENING DOORS ARE CLOSED.

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475 VICTORIA ST, NOTL

COVER PAGE

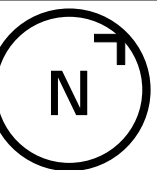
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Dimensions to be site verified.



TOP OF ROOF

GLASS AREA SCHEDULE		
	PERCENT	AREA
GROSS WALL AREA	100 %	17.35 SQ M (186.8 SF)
GLASS AREA	23.8 %	4.13 SQ M (44.5 SF)

10" / 12"

10" / 12"

12" / 12"

10" / 12"

ASPHALT SHINGLES

ASPHALT SHINGLES

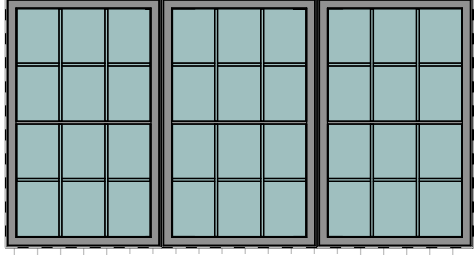
ASPHALT SHINGLES

DUMMY WINDOW

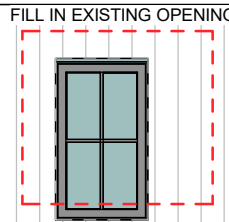
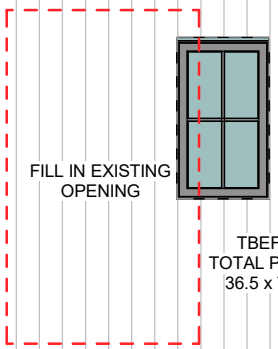
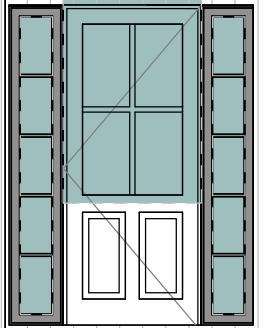
PROPOSED TOP OF WALL

EXISTING TOP OF WALL

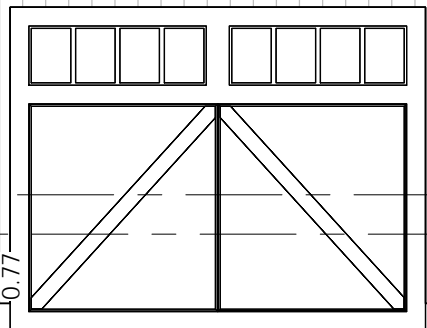
ALL EXISTING EXTERIOR STUCCO WALLS TO BE FINISHED WITH HARDIE BOARD SIDING



TBEF = 17.35 SQ M (186.8 SF)
TOTAL PROPOSED GLAZED AREA = 59.2 x 75% = 4.13 SQ M (44.5 SF)



TBEF = 18.65 SQ M (200.7 SF)
TOTAL PROPOSED GLAZED AREA = 36.5 x 75% = 2.55 SQ M (27.4 SF)



EXISTING FIRST FLOOR

EXISTING TOP OF FOUNDATION

EXISTING BASEMENT FLOOR

EXISTING TOP OF FOOTING

PROPOSED ROOF

23'-1 5/8"

7.05 m

PREFINISHED ALUM. EAVES C/W DOWNSPOUTS (TO BE SITE COORDINATED BY CONTRACTOR)

25'-10 5/8" +/-

7.89 m +/-

1'-0"

0.3 m

8'-0"

2.44 m

2'-6 1/2"

0.77 m

3'-0 1/4"

0.92 m +/-

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475 VICTORIA ST, NOTL

SOUTH EAST (FRONT) ELEVATION

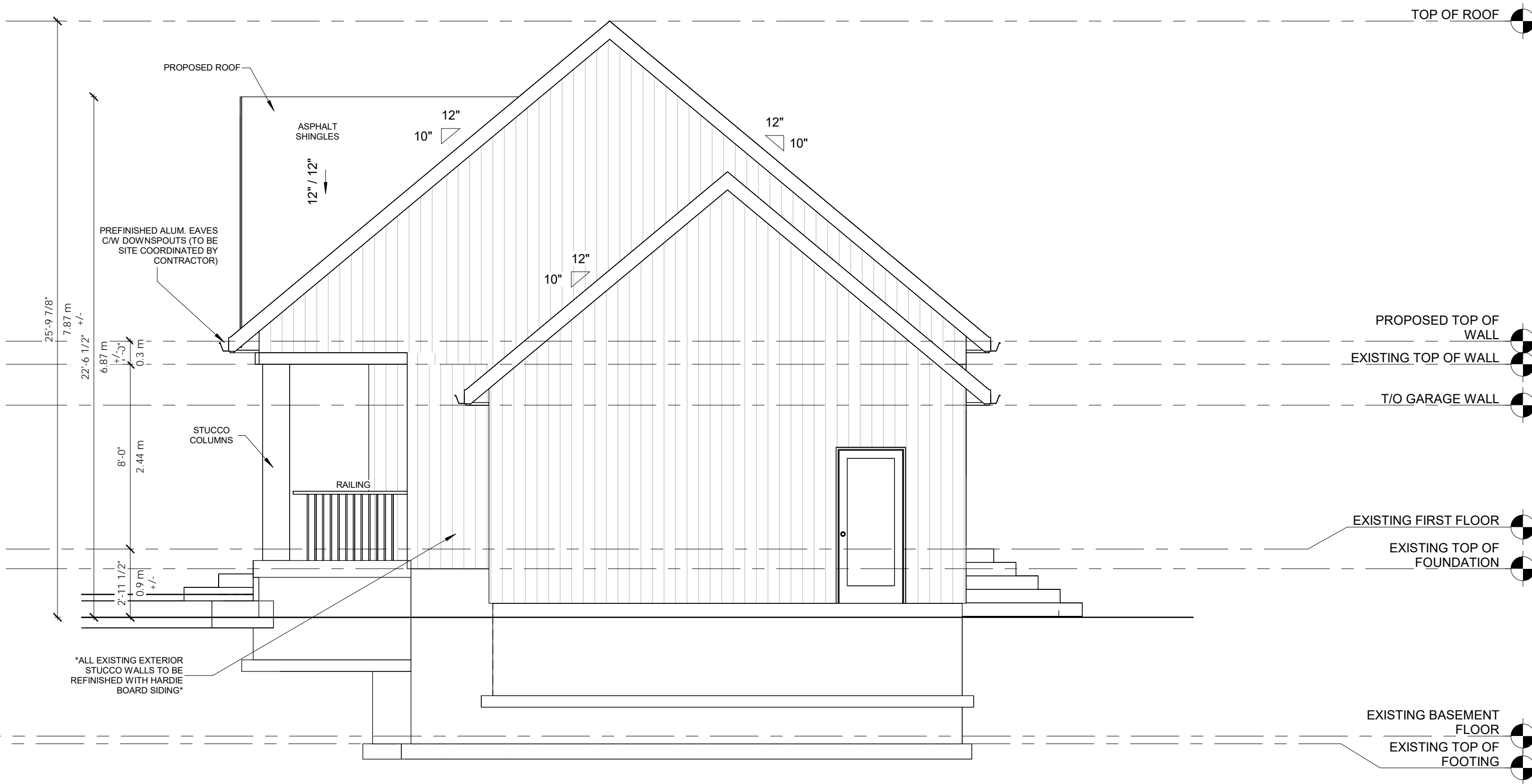
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Dimensions to be site verified.



WILSON - HINCHLEY RESIDENCE

475 VICTORIA ST, NOTL

NORTH EAST ELEVATION

A8

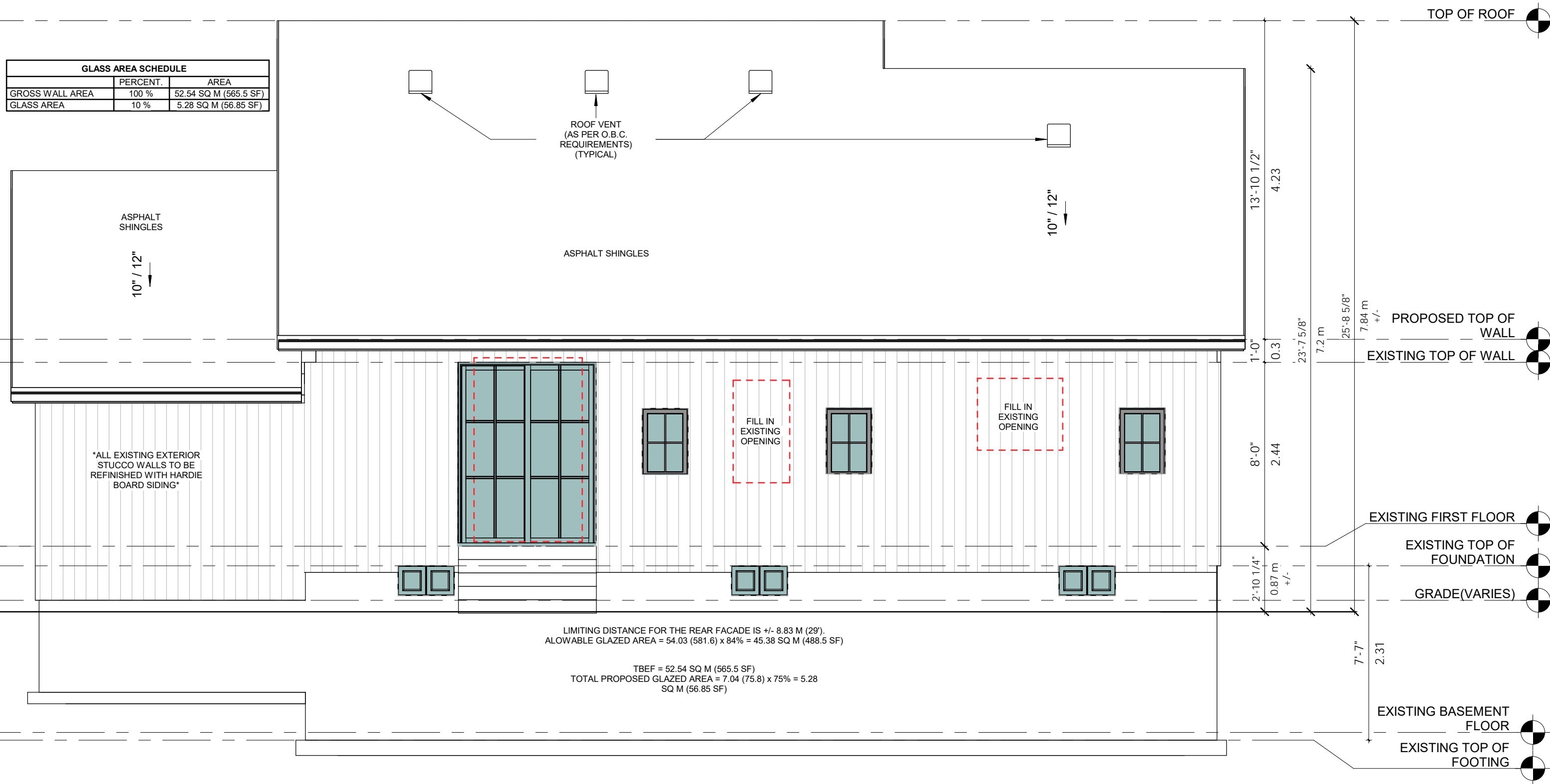
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Dimensions to be site verified.

GLASS AREA SCHEDULE		
	PERCENT.	AREA
GROSS WALL AREA	100 %	52.54 SQ M (565.5 SF)
GLASS AREA	10 %	5.28 SQ M (56.85 SF)



LIMITING DISTANCE FOR THE REAR FACADE IS +/- 8.83 M (29').
 ALLOWABLE GLAZED AREA = 54.03 (581.6) x 84% = 45.38 SQ M (488.5 SF)

TBEF = 52.54 SQ M (565.5 SF)
 TOTAL PROPOSED GLAZED AREA = 7.04 (75.8) x 75% = 5.28 SQ M (56.85 SF)

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NORTH WEST(REAR) ELEVATION

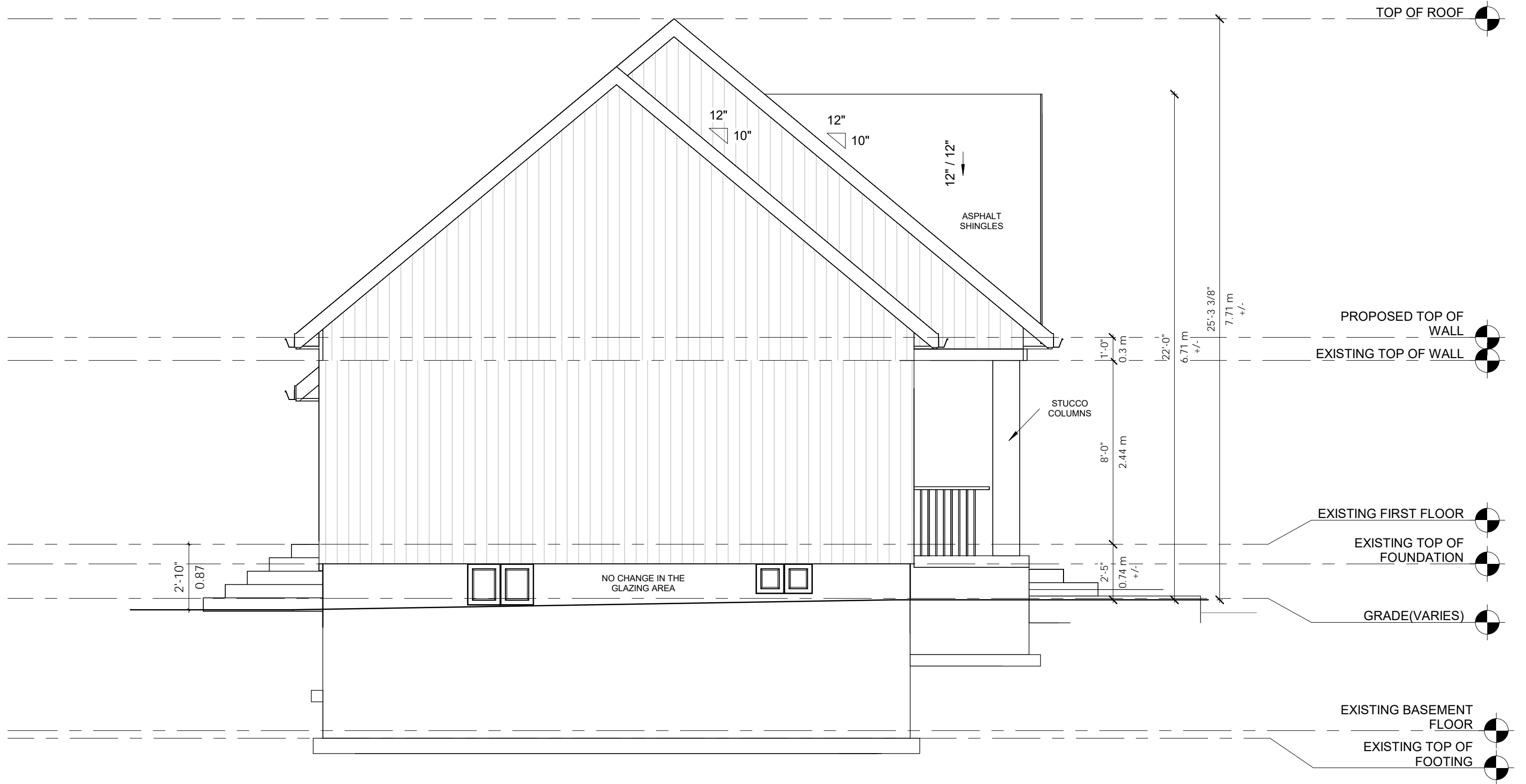
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WILSON - HINCHLEY RESIDENCE

475 VICTORIA ST, NOTL

SOUTH WEST ELEVATION

A10

Date: 2024-06-26

Scale: 1 : 50

Drawn by: -

Dimensions to be site verified.