



SITE PLAN

SCALE: 1:200

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.

ZONING INFORMATION

ESTABLISHED RESIDENTIAL (ER) ZONE

MINIMUM DEPTH	: AS EXISTING
MINIMUM LOT FRONTAGE	: AS EXISTING
MINIMUM FRONT YARD	: 7.5 m
MINIMUM GARAGE SETBACK FROM BUILDING FACE	: 1 m
MINIMUM REAR YARD	: 7.5 m
MINIMUM INTERIOR SIDE YARD	: 1.22 m
MAXIMUM EXTERIOR SIDE YARD	: 4.5 m
MAXIMUM COVERAGE	: 33 %
MINIMUM LANDSCAPED OPEN SPACE	: 30 %
MAXIMUM HEIGHT	: 10 m

LOT AREA	: 825.6 m ² (8886.4 sqft)
BUILDING AREA	: 307.5 m ² (3309.4 sqft)
LOT COVERAGE	: 37.3%
LANDSCAPED OPEN SPACE	: 458.0 m ² (4930.0 sqft)
LANDSCAPED COVERAGE	: 55.5 %
HEIGHT	: 9.07 m (29'-9")

PROJECT NAME & ADDRESS: <div>NEALE RESIDENCE</div> <div>310 SIMCOE STREET</div> <div>NOTL, ONTARIO</div>		<div>DESIGNS BY</div> <div>SANTY</div> <div>43 Church Street Unit 607 • St Catharines • L2R 7E1 • 905.680.6891</div> <div>inspired@designsbysanty.com • www.designsbysanty.com</div>	DRAWN BY: SY	SCALE:	DESIGNER BCIN No: 21034	PROJ: 24-12-06
			REV DATE: 2025-03-21	ISSUED FOR: CONSTR	FIRM BCIN No: 42520	PG:
I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.				1 OF 3		
PG TITLE: SITE PLAN FOR MINOR VARIANCE			DESIGNER NAME: SANTY YEH DESIGNER SIGNATURE: _____			