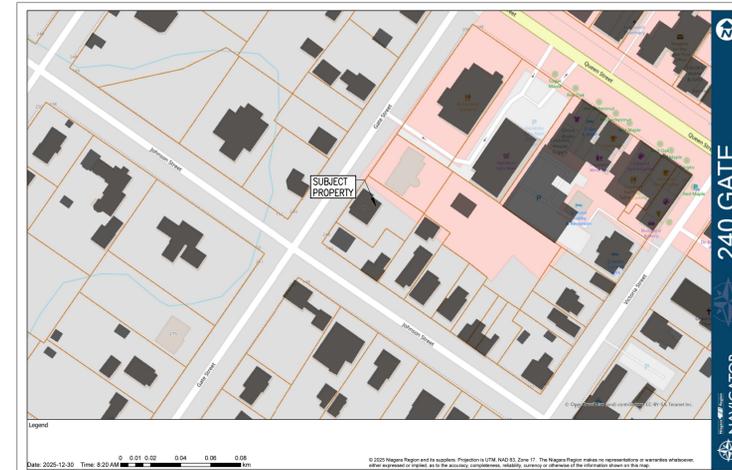


## Zoning Analysis - Established Residential (ER)

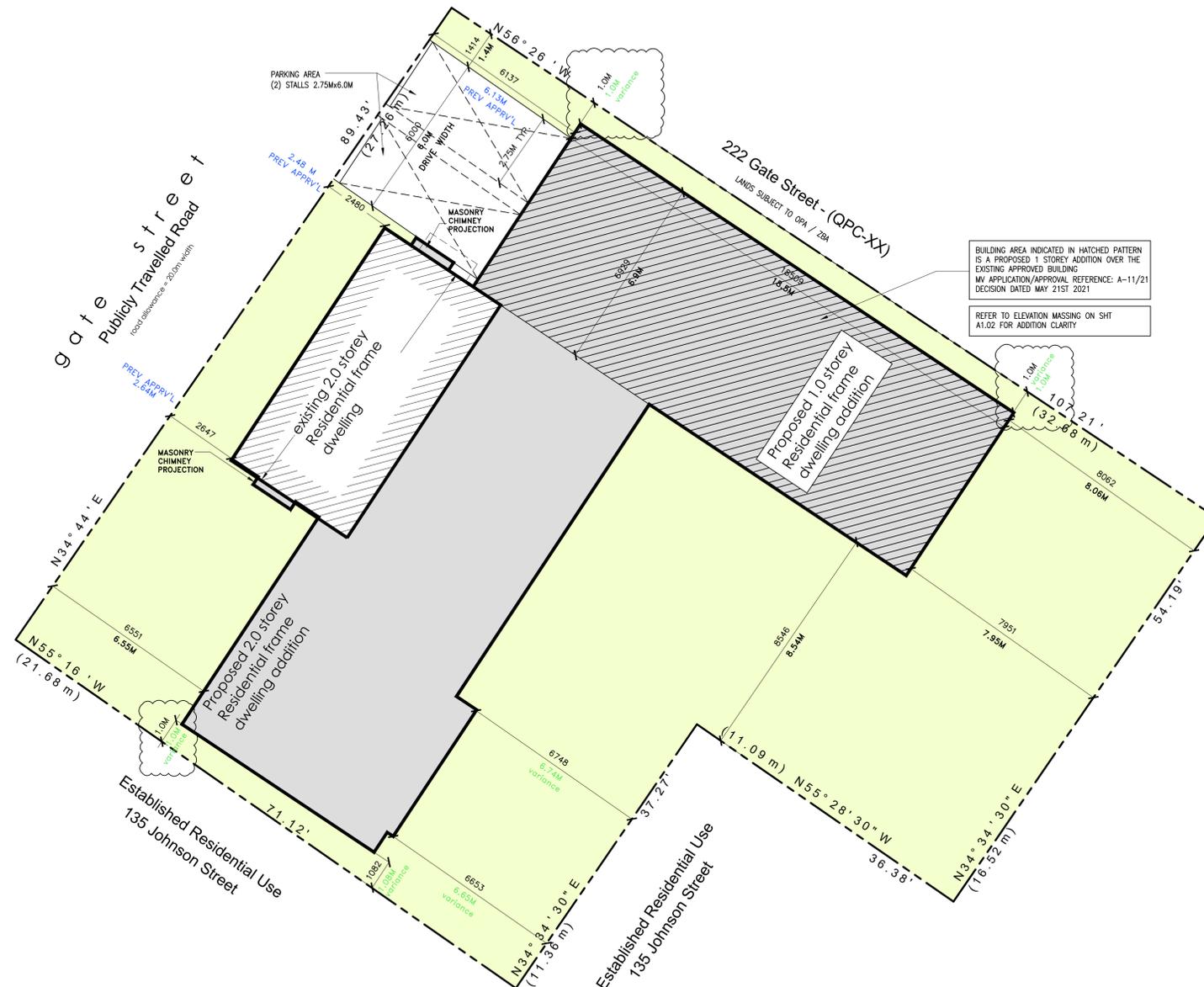
Requirement	Allowable	Existing	Proposed
Lot area	776.58m <sup>2</sup>	776.58m <sup>2</sup>	776.58m <sup>2</sup>
Front Yard Setback			
Existing Dwelling	7.50m	2.48m	2.48m Previously varied
North addition (Garage)	7.50m	6.13m	6.13m Previously varied
South addition (Residence)	7.50m	-	6.55m
Uncovered+Unenclosed porch	1.5m projection	-	-
Proposed Porch "A" (Existing Dwelling)			N/A - REMOVED
Proposed Porch "B" (South Addition)			N/A - REMOVED
Rear Yard Setback	7.50m	20.13m	6.65m
Side Yard Setbacks			
North	1.22m	8.10m	1.0m
South	1.22m	7.54m	1.0m
Building Height	10.0m	6.77m	7.76m

## building information

Building Area (total new+existing)		310.63m <sup>2</sup>
Building Coverage	33%	40%
GFA VALUES		
Existing Building		170.20m <sup>2</sup>
New Building		
Ground Level		263.15m <sup>2</sup>
Upper Level		246.23m <sup>2</sup>
Total		509.38m <sup>2</sup>



**Location Plan**  
SCALE NTS



### Site Plan

SCALE 1:100 metric

NOTE: INFORMATION FOR THIS SITE PLAN SKETCH WAS OBTAINED FROM OWNER INFORMATION ONLY - THIS IS NOT A PLAN OF SURVEY

### Site Information

zoning classification - established residential

	IMPERIAL	METRIC
SITE AREA	8359.14 SF	776.58 M <sup>2</sup>
TOTAL EXISTING BUILDING AREA	3323.35 SF	308.75 M <sup>2</sup>
TOTAL EX. BUILDING AREA (COV'D)	39.7 (VARIANCE)	39.7 (VARIANCE)
% COVERAGE		
LANDSCAPED OPEN SPACE CALCULATIONS		
TOTAL EX. BUILDING AREA (COV'D)	3323.35 SF	308.75 M <sup>2</sup>
TOTAL PROPOSED PARKING SURFACE AREA	403.53 SF	37.49 M <sup>2</sup>
LANDSCAPE OPEN SPACE	3726.88 SF	346.24 M <sup>2</sup>
	55.1% < 30%	

240 Gate Street



consultant

notes

drawing

## Site Plan

disclaimer

All drawings, designs, and all dimensions and information prior to construction must be checked and approved by the relevant authorities. All construction must meet or exceed all applicable council building codes including all provisions. Contractor shall be responsible for providing with work not fully checked or verified on site to ensure intent of the drawings are fully adhered to in regards to the basic design intent.

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date of issues and revisions

A - ISSUED FOR MINOR VARIANCE APPLICATION  
DECEMBER 18 2025 - AAH  
B - INFORMATION ADDED, ADDRESSING EMAIL OF Connor MacIsaac (planning) 23 Dec 2025  
C - SIDE YARD SETBACKS REVISED TO 1.0M FROM .91M ADDRESSING PLANNING COMMENTS FEB. 4 2026

drawn drawing no.

reviewed

A1.0

plot C

2025-72