



## ZONING INFORMATION

### RESIDENTIAL ZONE - ER3 ZONE

MINIMUM LOT FRONTAGE	: EXISTING
MINIMUM FRONT YARD	: 7.5 m
MINIMUM REAR YARD	: 7.5 m
MINIMUM SIDE YARD	: 1.2 m
MINIMUM EXTERIOR YARD	: 4.5 m
MAXIMUM HEIGHT	: 8.5 m
MAXIMUM LOT COVERAGE	: 33%
MINIMUM LANDSCAPE COVERAGE	: 30%

LOT AREA	: 559.8 m <sup>2</sup> (6025.2 sqft)
BUILDING AREA	: 141.3 m <sup>2</sup> (1520.8 sqft)
ADDITION AREA	: 32.7 m <sup>2</sup> (352.0 sqft)
NEW DECK ROOF AND FRONT ROOF	: 15.0 m <sup>2</sup> (160.0 sqft)
DRIVEWAY AREA	: 57.9 m <sup>2</sup> (623.5 sqft)
LOT COVERAGE	: 33.8%
LANDSCAPE COVERAGE	: 44.1%
HEIGHT OF ADDITION	: 8.5 m (27'9.5")
EXISTING HEIGHT	: 10.0 m (32'8.5")

## SITE PLAN

SCALE: 1:150

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: <b>ADDITIONS</b> 75 RICARDO STREET NOTL, ONTARIO	<b>DESIGNS BY</b> <b>SANTY</b> <small>43 Church Street Unit 607 • St Catharines • L2R 7E1 • 905.680.6891          inspired@designsbysanty.com • www.designsbysanty.com</small>	DRAWN BY: SY	SCALE:	DESIGNER BCIN No: 21034	PROJ: 25-11-16
		REV DATE: 2026-04-09	ISSUED FOR: VARIANCE	FIRM BCIN No: 42520	PG:
PG TITLE: <b>SITE PLAN FOR MINOR VARIANCE</b>		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.			
		DESIGNER NAME: <b>SANTY YEH</b>		DESIGNER SIGNATURE: _____	
					<b>1 OF 3</b>