

UNDER CONSTRUCTION AS PER ISSUED BUILDING PERMIT
BP-21272 SCOPE OF WORK:

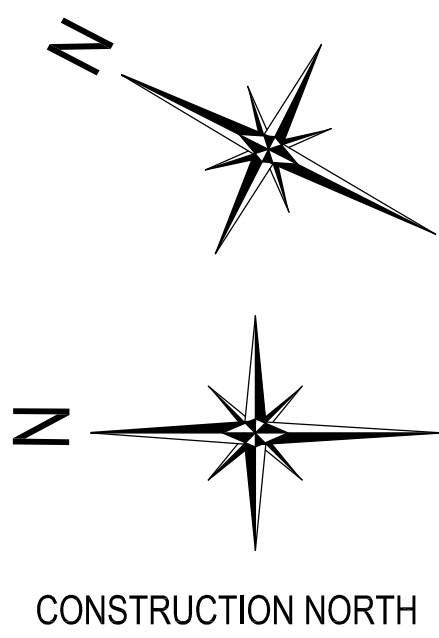
LOT ZONING REQUIREMENTS AS PER DESIGNATION:
ESTABLISHED RESIDENTIAL (ER) ZONE AS PER SECTION 7.1 OF ZONING BY-LAW 4316Y-12, AS AMENDED.

EXISTING HOME AREA TO REMAIN = 936 SF = 13.7% LOT COVERAGE
MAX. LOT COVERAGE SET AT 33% OF 6,824 SF LOT AREA = 2,252 SF
THUS, 2,252 - 936 SF = 1,316 SF OF ALLOWABLE ADDED AREA.
PROPOSED ADDITIONS:
EXTERIOR SIDE COVERED PORCH ADDITION = 155 SF + REAR DWELLING ADDITION = 1,160 SF ==>
==> TOTAL LOT COVERAGE AREA ADDED = 1,315 SF COMPLIES W/ ZONING.
TOTAL NEW LOT COVERAGE OF DWELLING = 936 SF + 155 SF + 1,160 SF = 2,251 SF
2,251 SF DIVIDED BY 6,824 SF = 32.98 %

88
ADJACENT
RESIDENTIAL

87
ADJACENT
RESIDENTIAL

86
ADJACENT
RESIDENTIAL



ADJACENT
RESIDENTIAL

PLAN

1 STOREY
VINYL CLAD
DWELLING
#33

2 PARKING SPACES
per Zoning Compliance
- 2 outside locations tagged on
site plan and 1 more parking
space available inside new
attached SINGLE CAR
GARAGE
(3 SPACES TOTAL)

1 STOREY
VINYL CLAD
DWELLING #31
TO REMAIN
936 SF

ADJACENT
RESIDENTIAL

SIDE-SPLIT
BRICK &
VINYL CLAD
DWELLING
#29

NEW FRONT PORCH
PROPOSED NEW EXTERIOR
COVERED FRONT PORCH
AND WOOD DECK
15.0 SM (162 SF)

PLAN OF SURVEY
LOT 100 - PLAN 148

TOWN OF NIAGARA-ON-THE-LAKE

SCALE 1: 100 (1/8" = 1'-0")

LOT AREA = 6,824 SF
(634 SM)

TOTAL LOT COVERAGE AREA
W/ PROPOSED FRONT PORCH &
REAR DECK ADDITIONS = 2,413 SF

2,413 SF / 6,824 SF = 35.4 %
DOES NOT COMPLY W/
'ER' ZONE 33% ALLOWABLE MAX.
- REQUIRES MINOR VARIANCE
RELIEF OF 2.4%

SHAKESPEARE AVENUE

sdgdesign 26-020 re 31 SHAKESPEARE AVENUE, N-O-T-L, ON L0S 1J0
A-01 SITE PLAN W/ PROPOSED FRONT COVERED PORCH
& UNCOVERED REAR WOOD DECK ADDITIONS

SCALE 1: 100 (APPROX. 1/8" = 1'-0") 96xp on Sheet Size D 24" X 36"

- ISSUED FOR COMMITTEE OF ADJUSTMENT MINOR VARIANCE - JULY 28, 2026

sdgdesign
CUSTOM HOMES & ADDITIONS
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