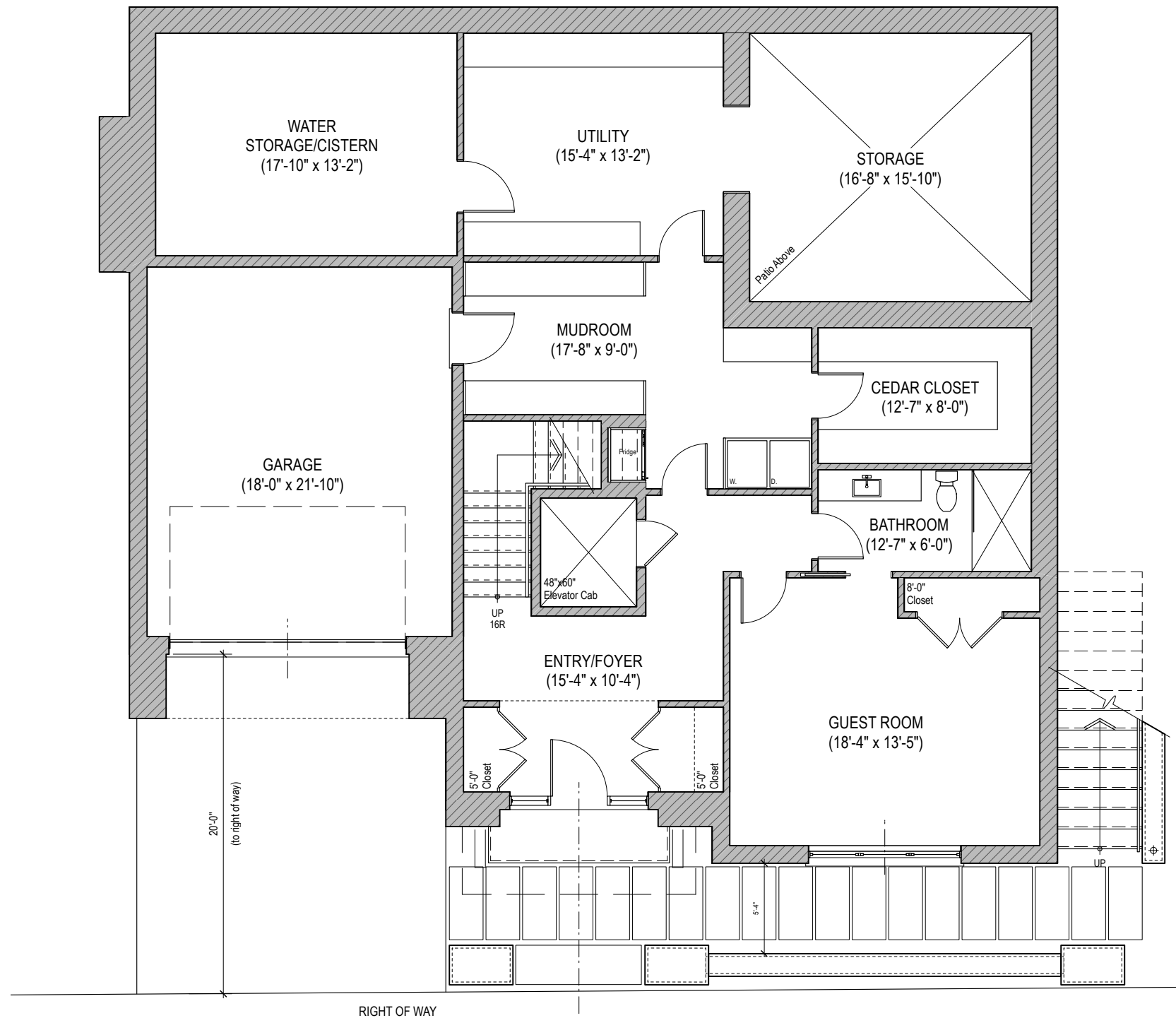


LEON RESIDENCE

Site Plan • 1:250 • 3637 Firelane 12, Port Colborne, ON • Nov. 13, 2023 • C.A.V. Application

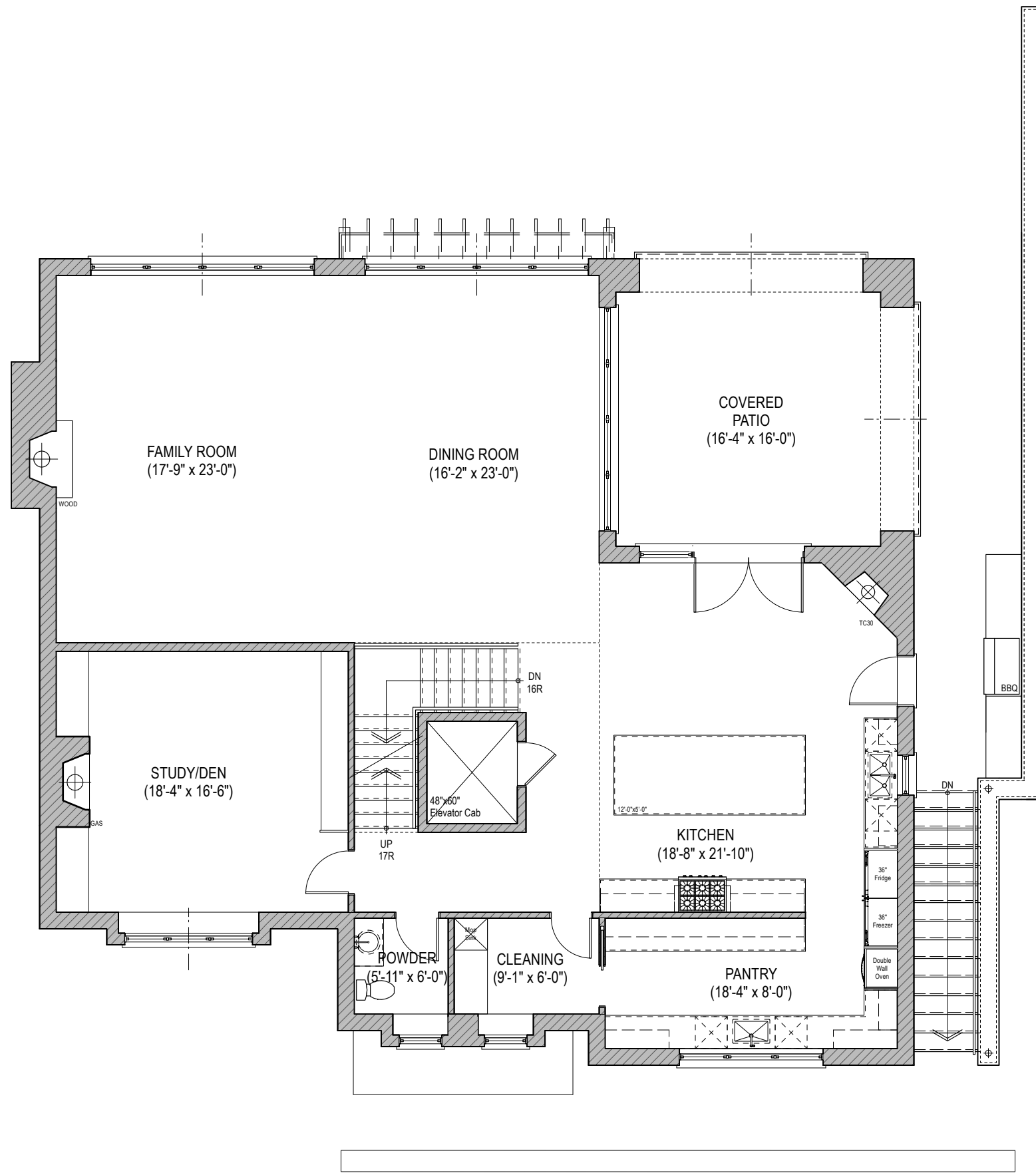


PORT COLBORNE ZONING CHECK REVIEW & SITE STATISTICS				
Zoning - LR				By-Law 6575/30/18
Lot Area to Water's Edge	2,084.13 m2	22,433.43 ft2		N/A
Lot Frontage	22.29 m	73.13 ft		30 m
Lot Coverage				
New Dwelling	242.30 m2	2608.14 ft2	11.63%	
Covered Porch - Entry	4.16 m2	44.74 ft2	0.19%	Porches (covered and uncovered) are included in lot coverage
Accessory Structure	90.35 m2	972.54 ft2	4.34%	5% MAX -(Included in total lot coverage)
Total Coverage	336.81 m2	3625.42 ft2	16.16%	15% (max) 3365.01 sf max
Building Height				
New Dwelling Height	11.00 m	36.08 ft		11.0m (max)
New Accessory Building Height	7.00 m	22.97 ft		6.0m (max)
Setbacks (Dwelling)				
Front Yard	35.46 m	116.34 ft		10m (min)
Rear Yard (Hazard - Waters Edge)	39.16 m	128.48 ft		Hazard Limit
Interior Side Yard (W)	2.58 m	8.46 ft		3.0m (min)
Interior Side Yard (E)	2.05 m	6.73 ft		3.0m (min)
Setbacks (Accessory Building)				
Front Yard	13.55 m	44.46 ft		10.0m (min)
Rear Yard	NA	NA		0.6 m (min)
Interior Side Yard (W)	1.00 m	3.28 ft		1.0 m (min)
Interior Side Yard (E)	9.28 m	30.44 ft		1.0 m (min)
Allowable Projections				
Access Stairs to 1st storey	All Yards			0.5 m from lot line
Shaded items require minor variance				



LEON RESIDENCE

Lower Level • 1/8" = 1'-0" • 3637 Firelane 12, Port Colborne, ON • Nov. 13, 2023 • C.A.V. Application



LEON RESIDENCE

Main Level • 1/8" = 1'-0" • 3637 Firelane 12, Port Colborne, ON • Nov. 13, 2023 • C.A.V. Application



LEON RESIDENCE

Upper Level • 1/8" = 1'-0" • 3637 Firelane 12, Port Colborne, ON • Nov. 13, 2023 • C.A.V. Application



1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

LEON RESIDENCE

North and West Elevation • 1/8" = 1'-0" • 3637 Firelane 12, Port Colborne, ON • Nov. 13, 2023 • C.A.V. Application



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

LEON RESIDENCE

South and East Elevation • 1/8" = 1'-0" • 3637 Firelane 12, Port Colborne, ON • Nov. 13, 2023 • C.A.V. Application



LEON RESIDENCE

Front View 1 • 3637 Firelane 12, Port Colborne, ON • Nov. 13, 2023 • C.A.V. Application



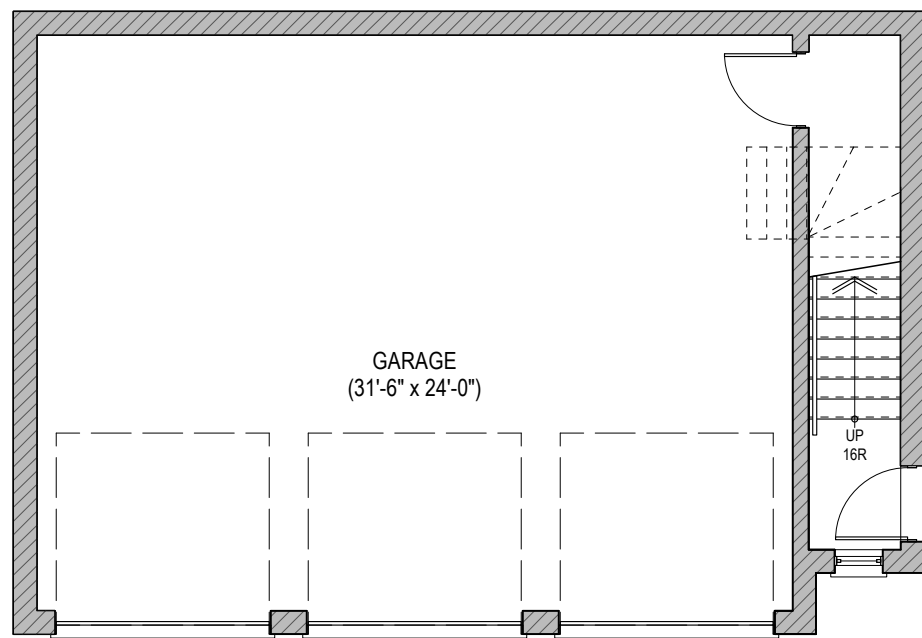
LEON RESIDENCE

Front View 2 • 3637 Firelane 12, Port Colborne, ON • Nov. 13, 2023 • C.A.V. Application

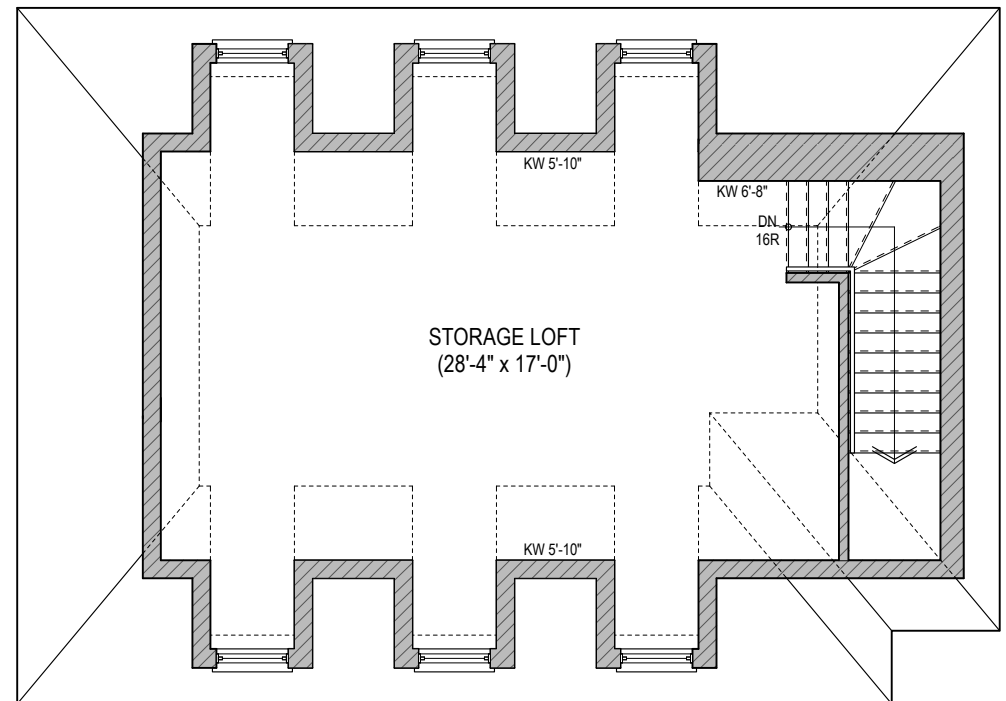


LEON RESIDENCE

Lake View • 3637 Firelane 12, Port Colborne, ON • Nov. 13, 2023 • C.A.V. Application



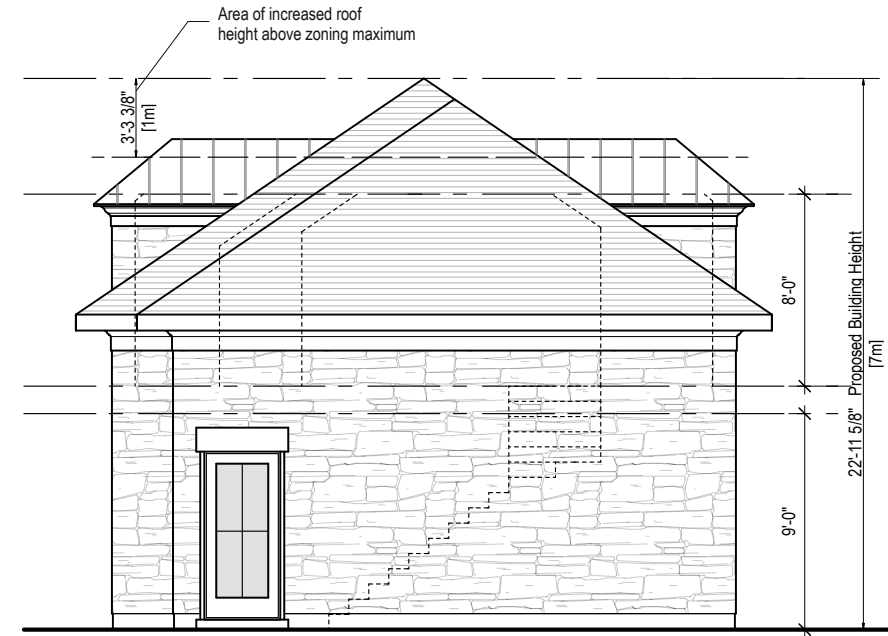
1 Ground Floor Plan
1/8" = 1'-0"



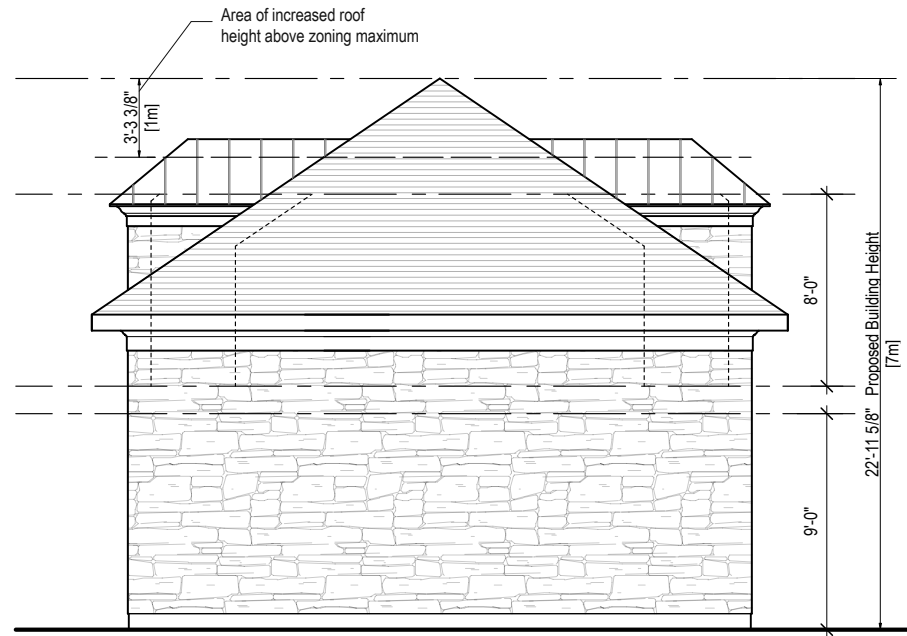
2 Storage Loft Floor Plan
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"