

LEON RESIDENCE

Site Plan and Site Statistics • 1:300 • 3611 Fire Lane 12, Port Colborne, ON • Feb 14, 2025

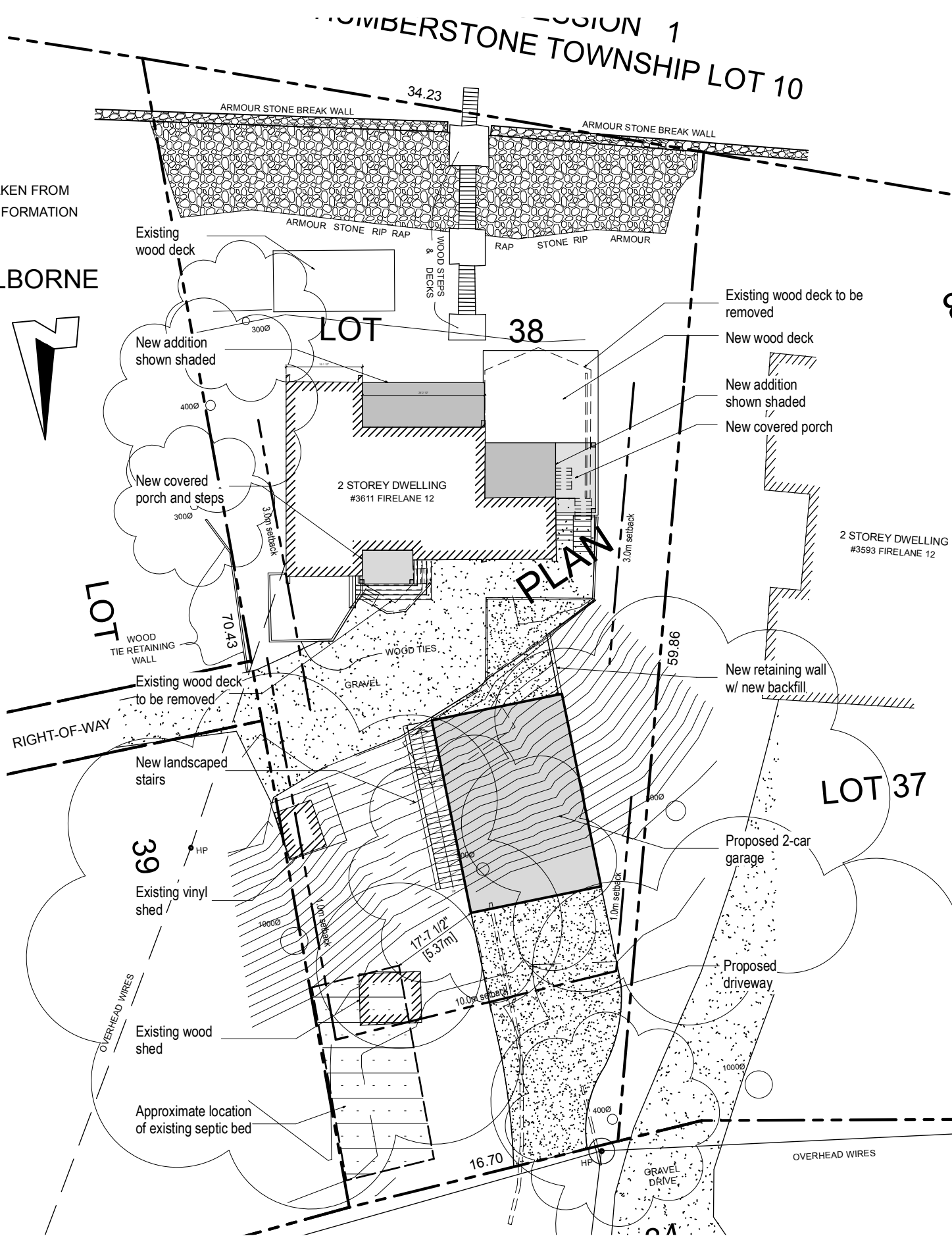
WILLMOTT & STRICKLAND

Architecture & Interiors

INFORMATION ON THIS SITE PLAN TAKEN FROM
SKETCH SHOWING TOPOGRAPHIC INFORMATION
LOT 38
PLAN 811

CITY OF PORT COLBORNE

REGIONAL MUNICIPALITY OF NIAGARA
SCALE 1 : 300
GRAPHIC SCALE - METRES
CHAMBERS AND ASSOCIATES SURVEYING LTD.
2024



PORT COLBORNE ZONING CHECK REVIEW				
Zoning				By-Law 6575/30/18
				LR
Lot Area	1,611.12 m2	17,341.96 ft2		N/A
Lot Frontage	16.70 m	54.79 ft		30 m
Lot Coverage				
Exsting Dwelling	125.73 m2	1353.34 ft2	7.80%	
Existing wood deck (on bank)	26.94 m2	289.95 ft2	1.67%	
Existing vinyl shed on wood deck	13.20 m2	142.12 ft2	0.82%	
New Front Cov'd Porch	6.33 m2	68.12 ft2	0.39%	
New Rear Cov'd Porch	11.57 m2	124.49 ft2	0.72%	
New Addition	34.81 m2	374.67 ft2	2.16%	
New Garage	94.43 m2	1016.49 ft2	5.86%	
New Deck	38.25 m2	411.69 ft2	2.37%	
Total	351.25 m2	3780.87 ft2	21.8%	15% (max)
Lot Coverage (Accessory Building)				
Accessory Structure	94.43 m2	1016.49 ft2		
Total	94.43 m2	1016.49 ft2	5.9%	5% (max)
Residential Floor Area				
Lower Level	118.54 m2	1276.00 ft2		
Upper Level	151.06 m2	1626.00 ft2		
Total	269.60 m2	2902 ft2		
Building Height				
Dwelling Height	8.84 m	29.00 ft		11.0 m (max)
New Accessory Structure	7.20 m	23.62 ft		6.0 m (max)
Setbacks (Dwelling)				
Front Yard	35.58 m	116.73 ft		10.0m (min)
Rear Yard	15.89 m	52.13 ft		7.0m (min)
Interior Side Yard (W)	4.62 m	15.16 ft		3.0m (min)
Interior Side Yard (E)	2.98 m	9.78 ft		3.0m (min)
Setbacks (Accessory)				
Front Yard	15.15 m	49.70 ft		10.0 m (min)
Rear Yard	33.62 m	110.30 ft		N/A
Interior Side Yard (W)	2.34 m	7.67 ft		1.0 m (min)
Interior Side Yard (E)	10.11 m	33.17 ft		1.0 m (min)
Shaded items require minor variance				