

INFORMATION ON THIS SITE PLAN TAKEN FROM
SKETCH SHOWING TOPOGRAPHIC INFORMATION
LOT 38
PLAN 811
CITY OF PORT COLBORNE
REGIONAL MUNICIPALITY OF NIAGARA
3 0 3 6 9
GRAPHIC SCALE - METRES
CHAMBERS AND ASSOCIATES SURVEYING LTD.
2024

LEON RESIDENCE

Site Plan • C.A.V. Application • 1:250
3611 Firelane 12, Port Colborne, ON • March 27, 2025

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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 vinyl shed	6.86 m2	73.82 ft2	0.43%	
New Entry Cov'd Porch	6.23 m2	67.10 ft2	0.39%	
New Deck and Cov'd Porch	48.47 m2	521.75 ft2	3.01%	
New Addition	33.67 m2	362.39 ft2	2.09%	
New Detached Garage Accessory Structure	95.60 m2	1028.99 ft2	5.93%	
Total	316.56 m2	3407.39 ft2	19.65%	15% (max)
Lot Coverage (Accessory Building)				
New Detached Garage Accessory Structure	95.60 m2	1028.99 ft2		
Total	95.60 m2	1028.99 ft2	5.93%	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 (from average grade)				
Dwelling Height	8.00 m	26.24 ft		11.0 m (max)
New Detached Garage Accessory Structure	7.15 m	23.46 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)	4.47 m	14.66 ft		3.0m (min)
Interior Side Yard (E)	2.90 m	9.50 ft		3.0m (min)
Setbacks (Accessory Building)				
Front Yard	14.24 m	46.72 ft		10.0 m (min)
Rear Yard	33.62 m	110.30 ft		N/A
Interior Side Yard (W)	2.01 m	6.59 ft		1.0 m (min)
Interior Side Yard (E)	10.25 m	33.63 ft		1.0 m (min)
Shaded items require minor variance				

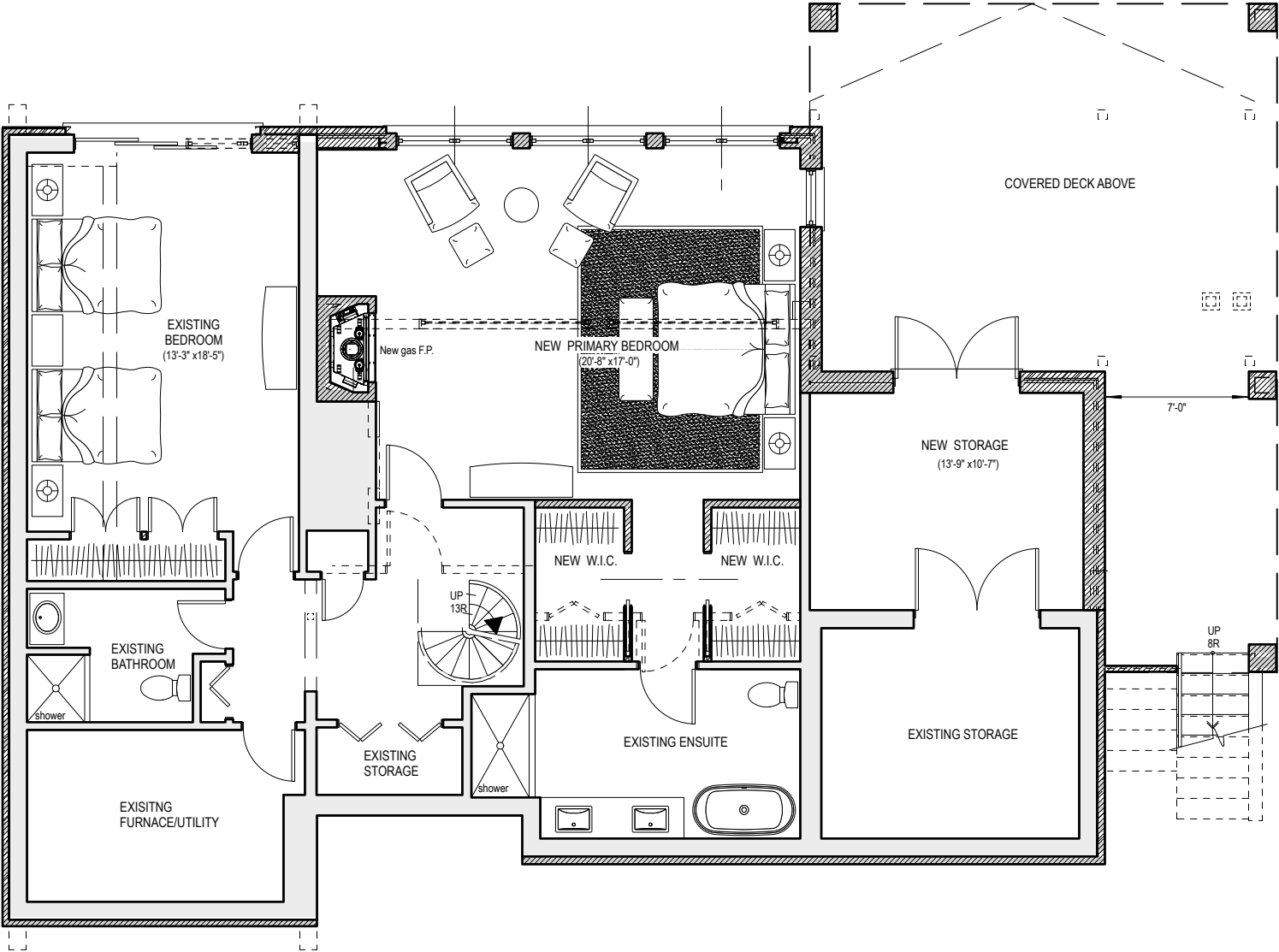
LEON RESIDENCE

Site Statistics • C.A.V. Application
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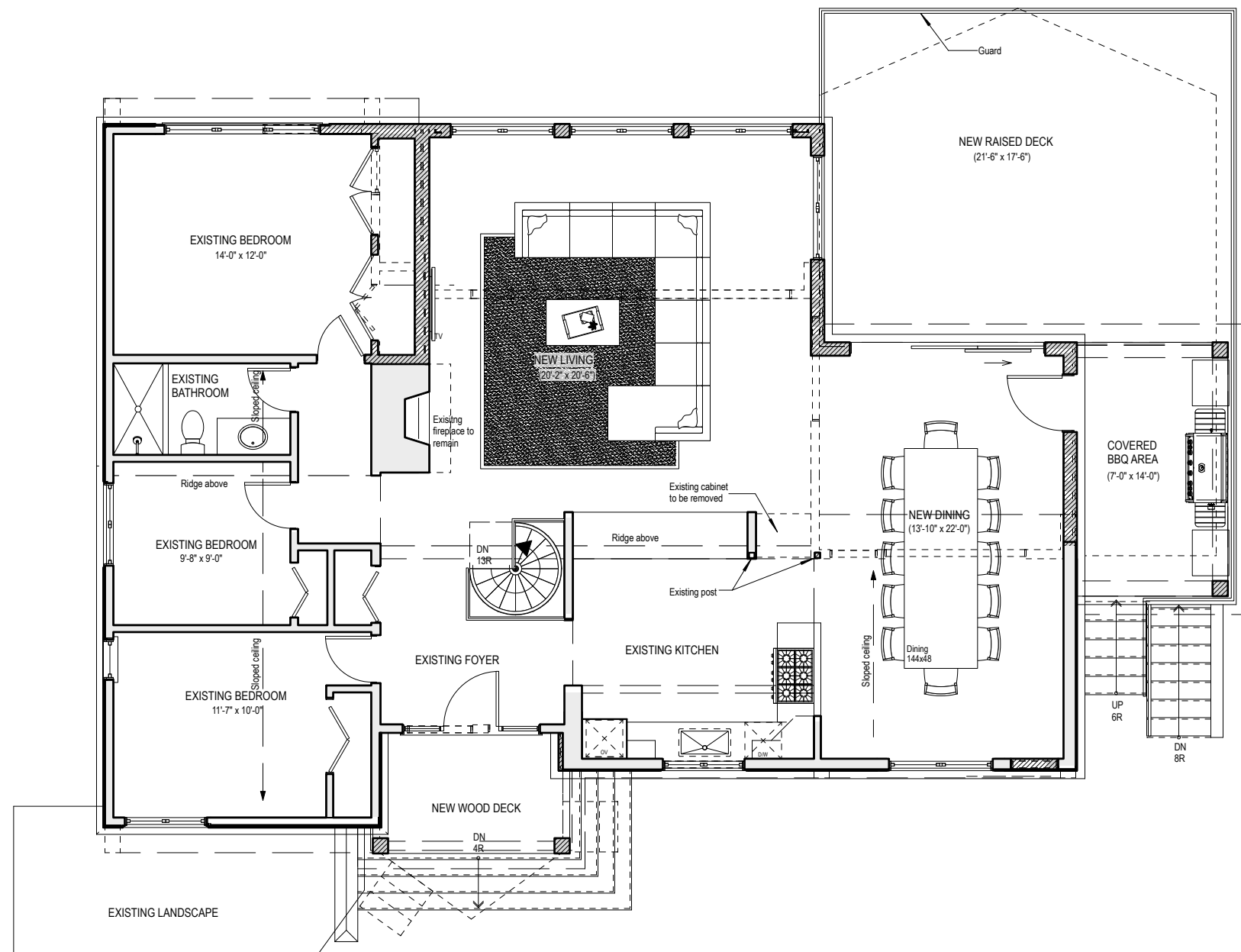
New Walls

Existing Walls

Walls to be Removed



- New Walls
- Existing Walls
- Walls to be Removed





LEON RESIDENCE

Lake (South) Elevation • C.A.V. Application • 3/16" = 1'-0"
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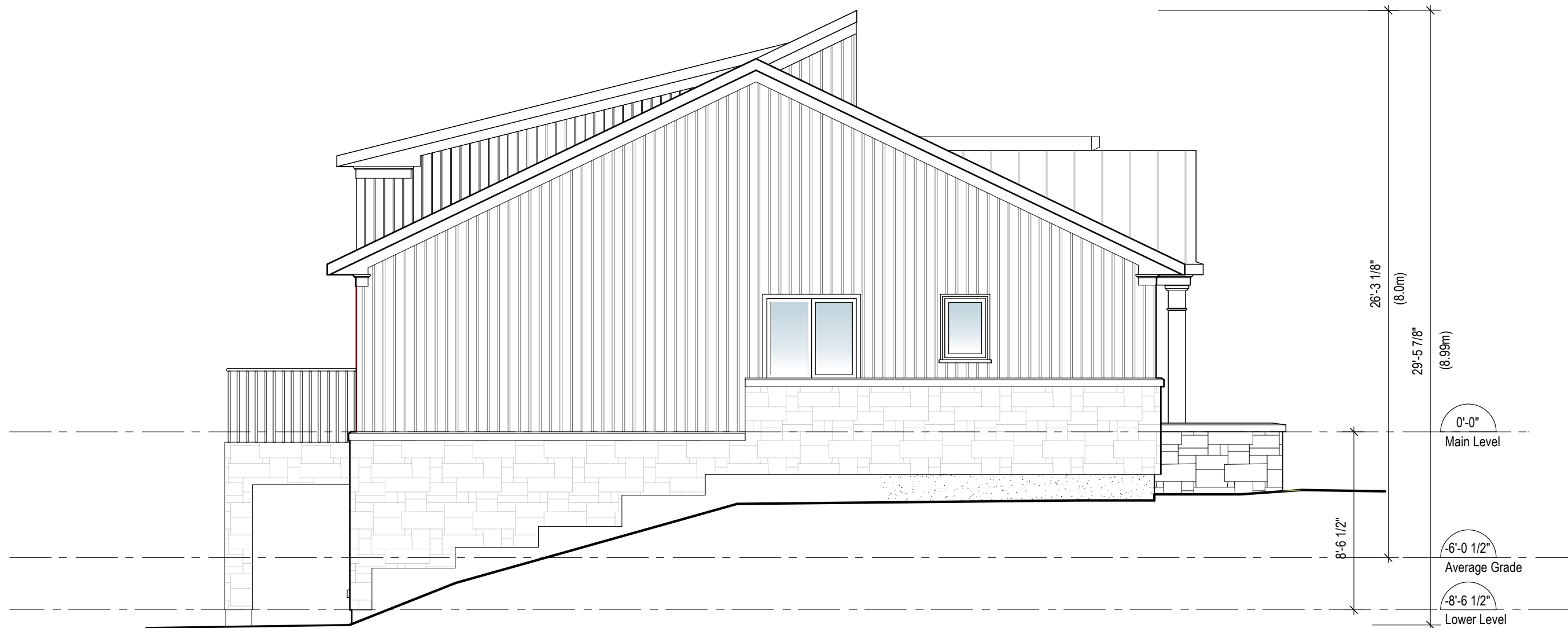
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LEON RESIDENCE

Front (North) Elevation • C.A.V. Application • 3/16" = 1'-0"
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LEON RESIDENCE

East Side Elevation • C.A.V. Application • 3/16" = 1'-0"
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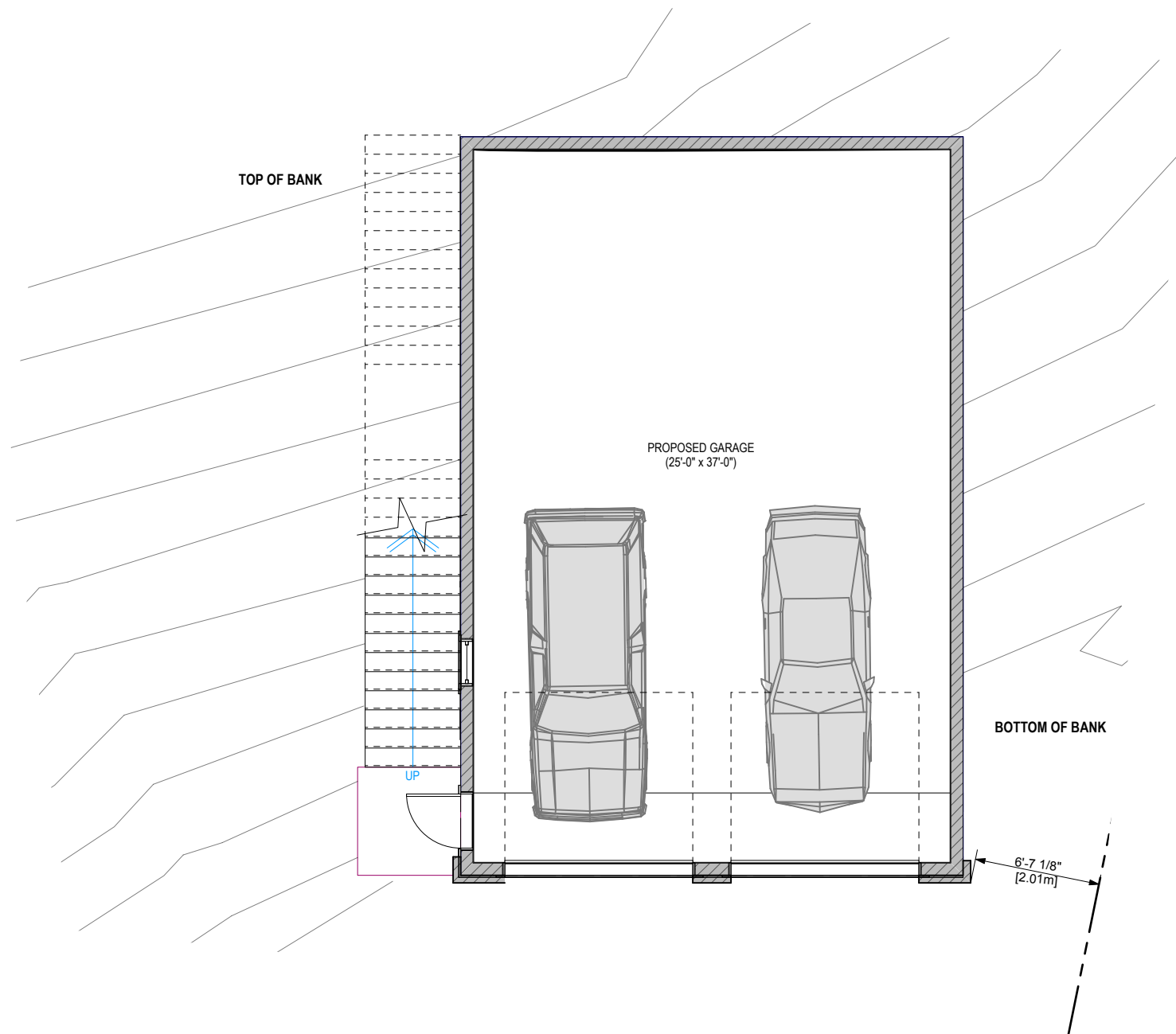
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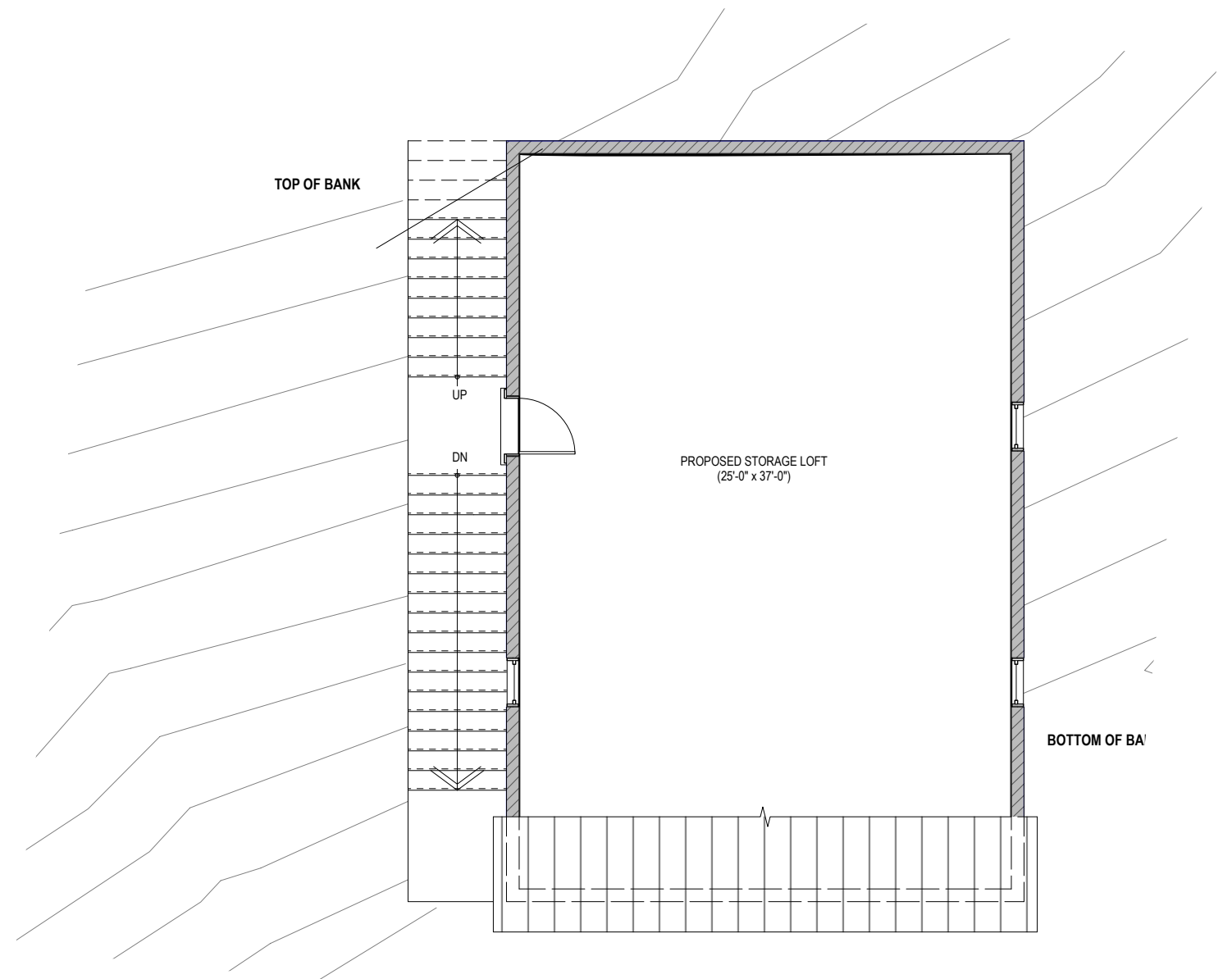
LEON RESIDENCE

West Side Elevation • C.A.V. Application • 3/16" = 1'-0"
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Garage Plan

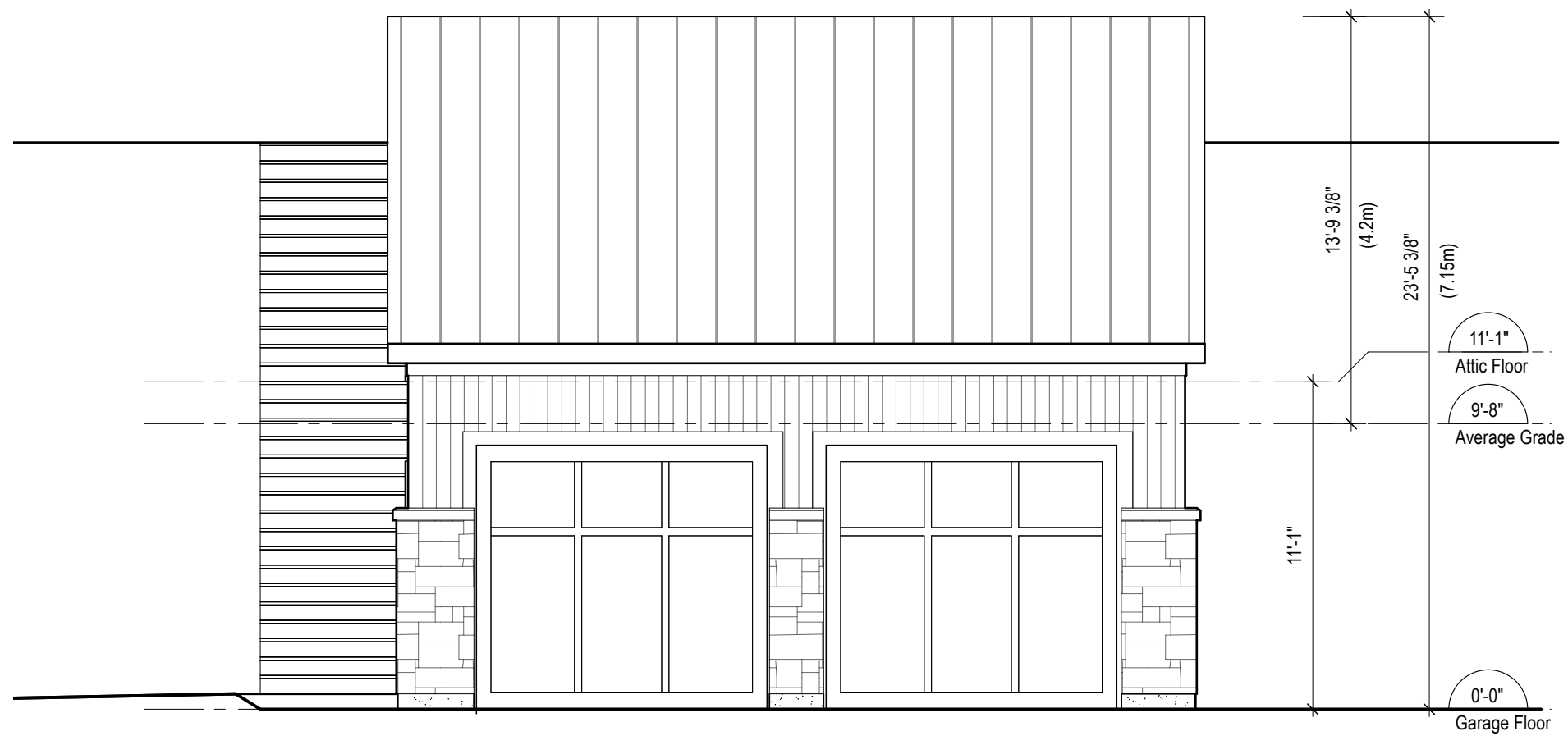


Garage Loft

LEON RESIDENCE

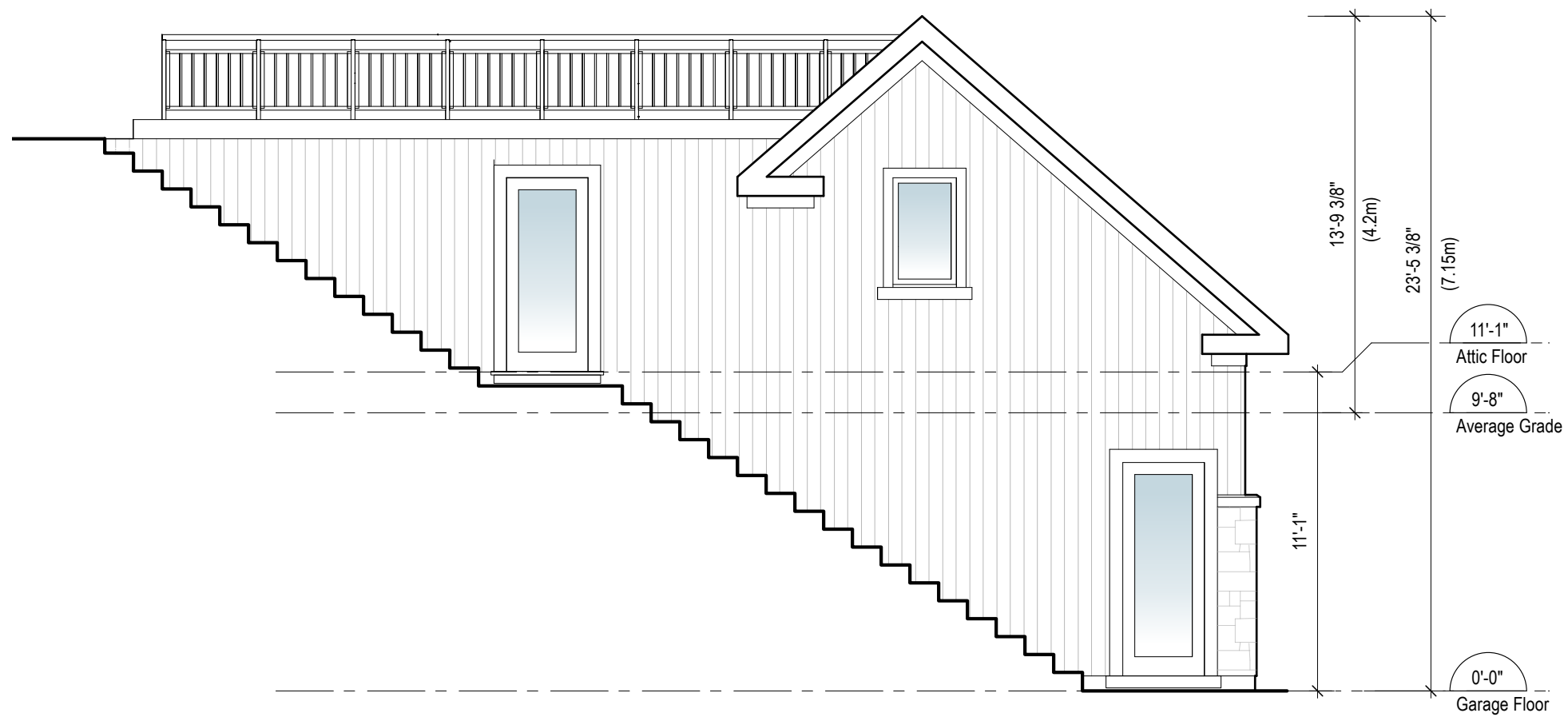
Garage Floor Plan • C.A.V. Application • 1/8" = 1'-0"
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LEON RESIDENCE

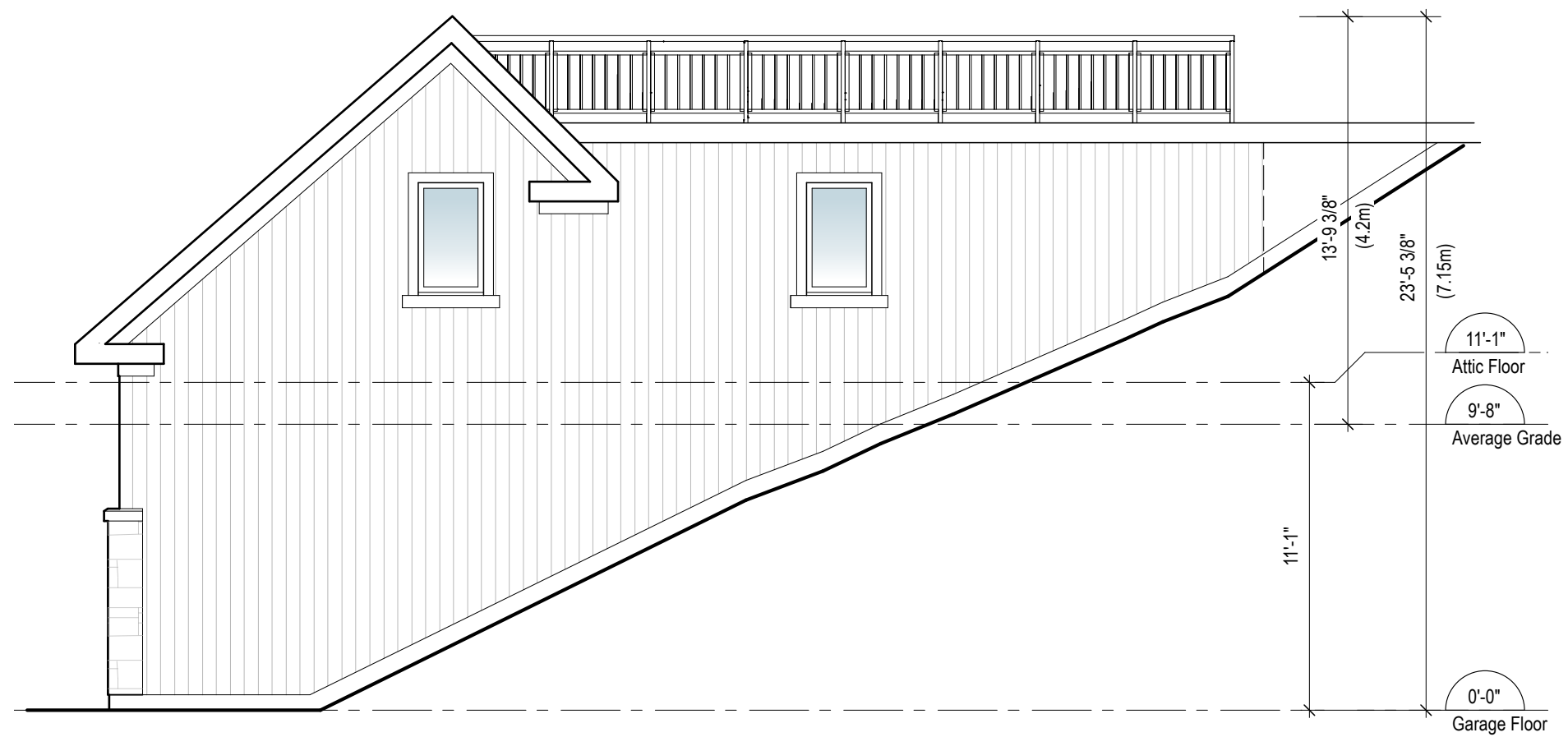
Garage Front (North) Elevation • C.A.V. Application • 3/16" = 1'-0"
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Garage Side (East) Elevation • C.A.V. Application • 3/16" = 1'-0"
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LEON RESIDENCE

Garage Side (West) Elevation • C.A.V. Application • 3/16" = 1'-0"
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