

ZONING INFORMATION

RESIDENTIAL ZONE - R1

MINIMUM AREA	: 668 m ²
MINIMUM LOT FRONTAGE	: 18 m
MINIMUM FRONT YARD	: 7.5 m
MINIMUM REAR YARD	: 7.5 m
MINIMUM SIDE YARD	: 1.5 m
MINIMUM EXTERIOR SIDE YARD	: 4.5 m
MAXIMUM COVERAGE	: 33%
MAXIMUM HEIGHT	: 10 m

LOT AREA	: 1439.5m ² (15,495.0 sqft)
BUILDING AREA	: 242.8 m ² (2613.1 sqft)
LOT COVERAGE	: 16.9%
HEIGHT	: 5.1 m (16' 9.5")

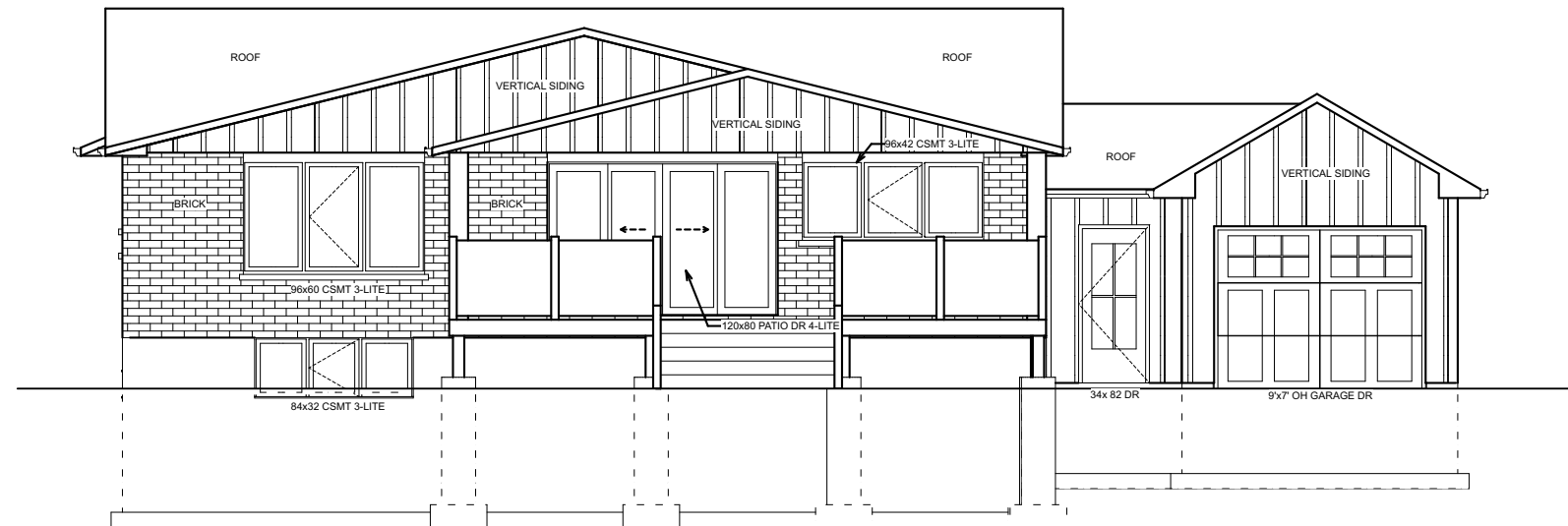
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PROJECT NAME & ADDRESS: ADDITIONS 50 HENRY STREET NOTL, ONTARIO	DESIGNS BY SANTY <small>264 Welland Ave Unit 2D • St Catharines • L2R 2P8 • 905.680.6891 inspired@designsbysanty.com • www.designsbysanty.com</small>	DRAWN BY: SY	SCALE:	DESIGNER BCIN No: 21034	PROJ: 23-08-30
		REV DATE: 2024-04-10	ISSUED FOR: VARIANCE	FIRM BCIN No: 42520	PG:
PG TITLE: SITE PLAN	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.				1 OF 3
		DESIGNER NAME: SANTY YEH		DESIGNER SIGNATURE: _____	



WEST (FRONT)

SCALE: 1:100

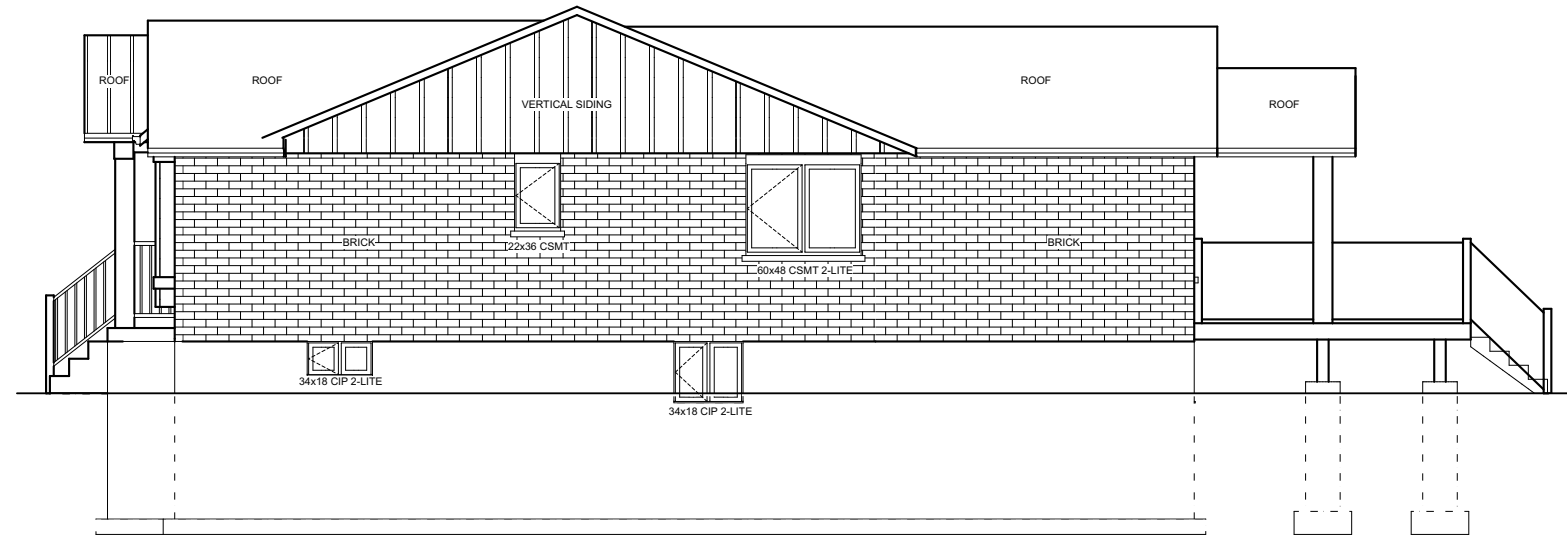


EAST (REAR)

SCALE: 1:100

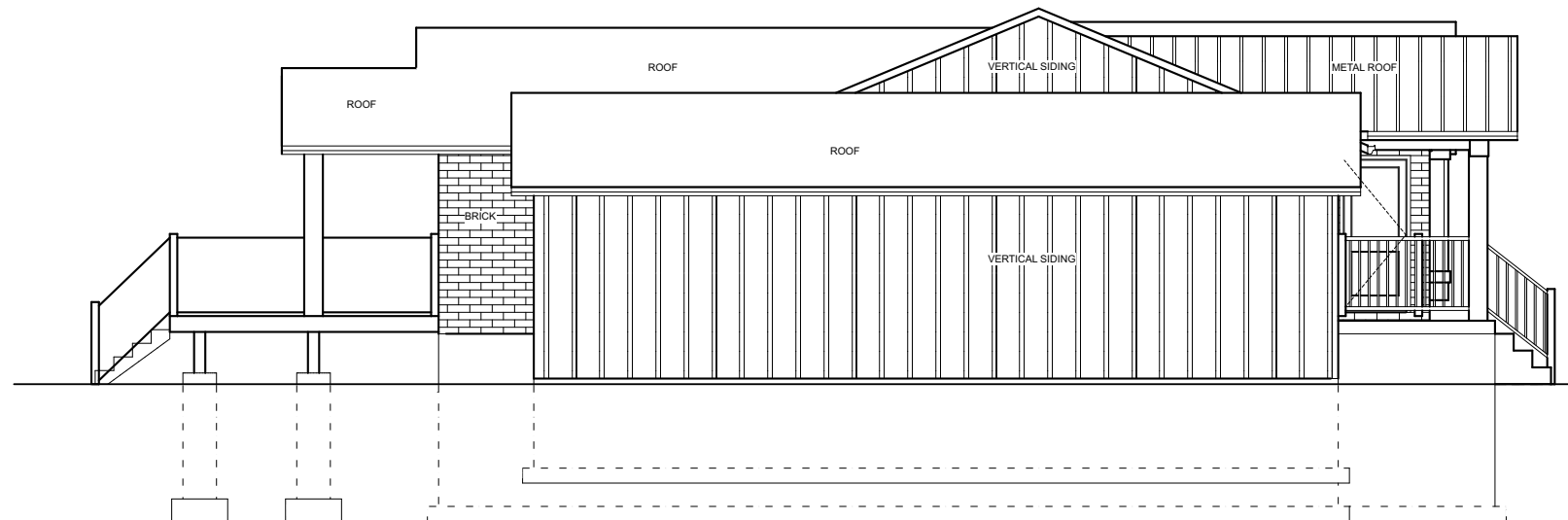
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		REV DATE: 2024-04-10	ISSUED FOR: VARIANCE	FIRM BCIN No: 42520	PG: 2 OF 3
PG TITLE: ELEVATIONS	I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. DESIGNER NAME: SANTY YEH DESIGNER SIGNATURE: _____				

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SOUTH (RIGHT)

SCALE: 1:100



NORTH (LEFT)

SCALE: 1:100

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		REV DATE: 2024-04-10	ISSUED FOR: VARIANCE	FIRM BCIN No: 42520	PG:
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		DESIGNER NAME: SANTY YEH	DESIGNER SIGNATURE: _____		

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