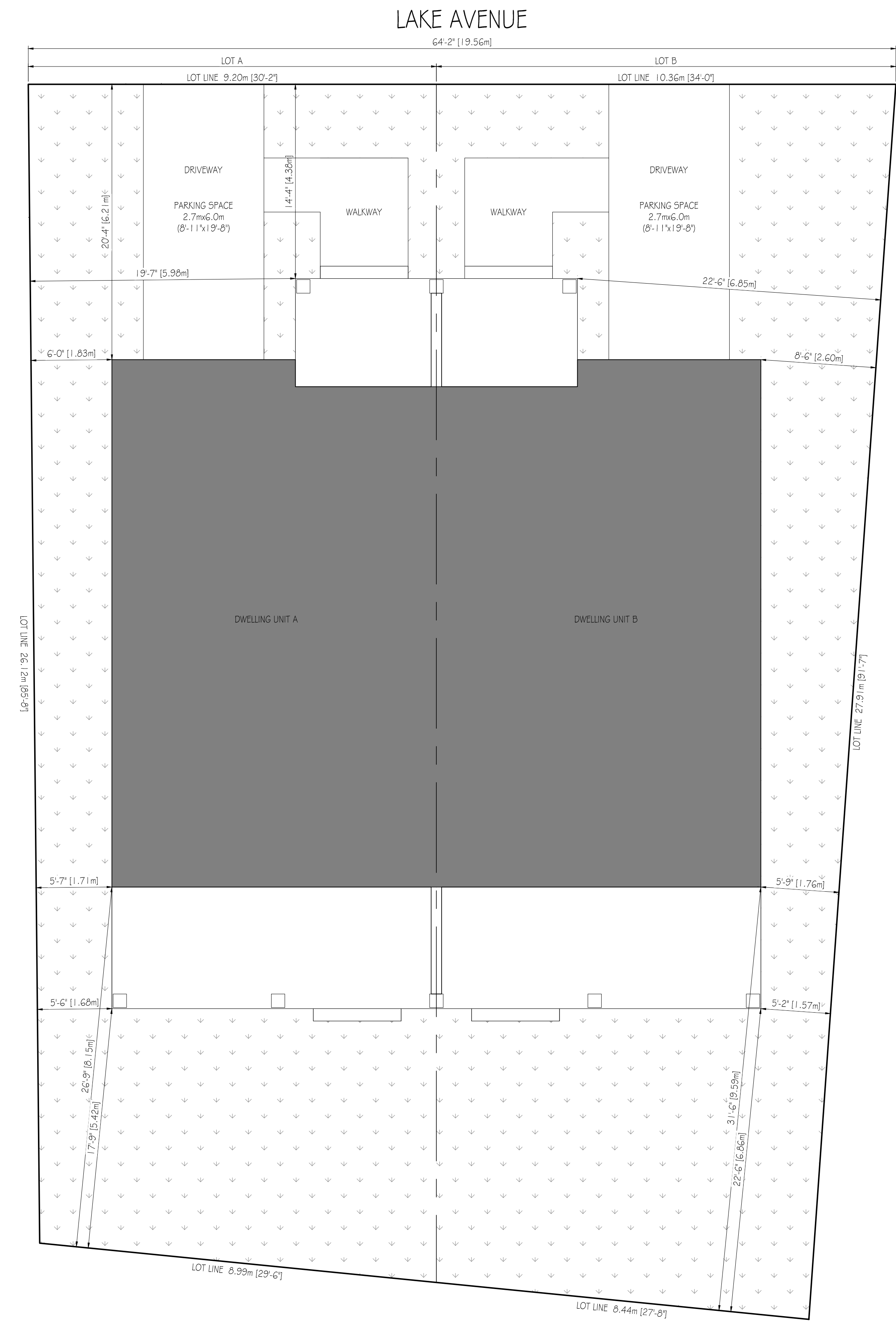


THIS DRAWING IS NOT TO BE USED AS PART OF A BUILDING PERMIT APPLICATION
THIS DRAWING IS FOR DISCUSSION PURPOSES ONLY

REGULATION	REQUIRED	PROPOSED		CONFORMS
		LOT A	LOT B	
MINIMUM UNIT FRONTAGE	9.5m	9.2m	10.36m	NO
MINIMUM LOT AREA	305 sq. m.	241.0 sq. m.	257.6 sq. m.	NO
MAXIMUM LOT COVERAGE	UNKNOWN (1)	35.5%	33.2%	UNKNOWN
MINIMUM FRONT YARD	3m	6.21m	6.21m	YES
MINIMUM INTERIOR SIDE YARD	2.2m & 3.0m (2)	1.71m	1.76m	NO
MINIMUM REAR YARD	6m	8.15m	9.59m	YES
MAXIMUM HEIGHT	2.5 STOREYS 9m	3 STOREYS 9.5m	3 STOREYS 9.5m	NO

(1) 1 STOREY: 60% LOT COVERAGE, 2 STOREYS: 40% LOT COVERAGE, 3 STOREYS: UNMENTIONED/PROHIBITED
 (2) 1.2m PLUS AN ADDITIONAL 0.5m FOR EVERY STOREY OR PART THEREOF ABOVE THE GROUND FLOOR; EXCEPT WHERE NO PRIVATE GARAGE OR CARPORT IS PROVIDED THAN 3.0m ON ONE SIDE OF SUCH SEMI-DETACHED DWELLING IS REQUIRED.



REV DESCRIPTION	DATE
A FOR DISCUSSION	DEC 09/21
B FOR DISCUSSION	DEC 15/21
C FOR DISCUSSION	NOV 14/22

client	HOME OWNER
project	525 LAKE AVENUE FORT ERIE, ONTARIO PROJECT No. 21-166
title	SITE PLAN
drawn	L.C.
checked	C.M.
date	NOVEMBER 2021
scale	1/4" = 1'-0"
revision number	C
drawing number	SP