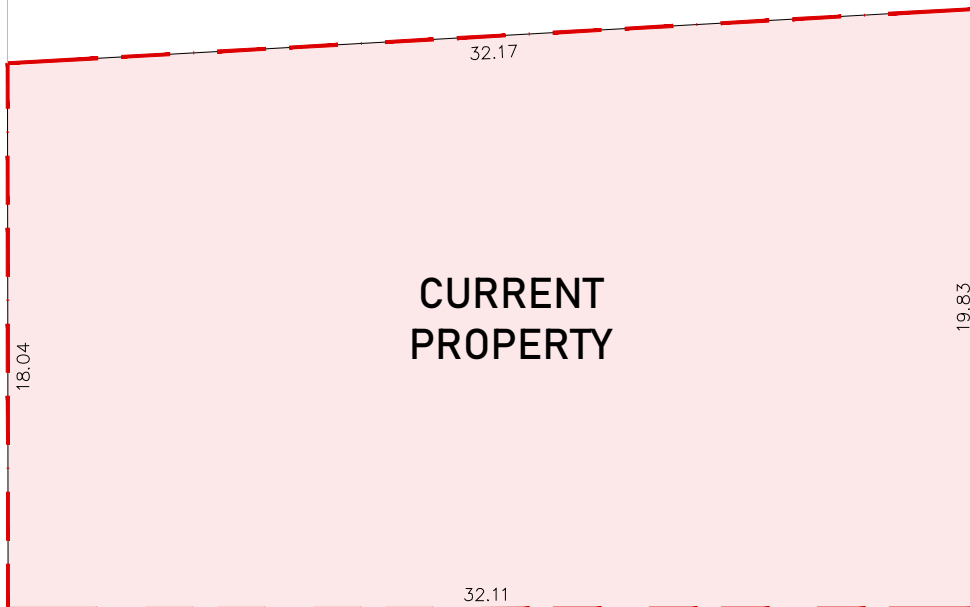


CURRENT BOUNDARY

JOSEPH STREET
(AFTER ROAD WIDENING)SEVERANCE
& ZBA99 JOSEPH STREET,
FORT ERIELANDPRO PLANNING
SOLUTIONS INC.110 James Street, Suite 204
St. Catharines, ON
289-687-3730
info@landproplan.ca

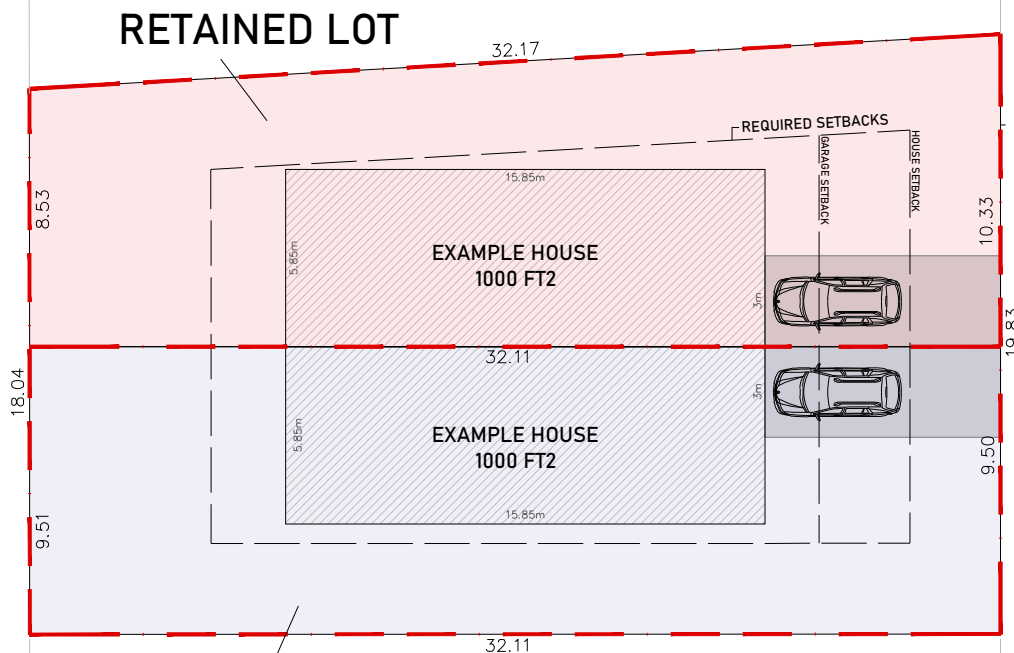
KEY MAP - NTS

PROPOSED SEVERANCE
CURRENTRETAINED 608.10 m² (0.15 ac)

PROPOSED

RETAINED 302.8 m² (0.07 ac)SEVERED 305.3 m² (0.08 ac)TOTAL 608.10 m² (0.15ac)

PROPOSED BOUNDARY

JOSEPH STREET
(AFTER ROAD WIDENING)

R3 ZONING (SEMI-DET)

	REQ	RETAINED
Lot Area	305 m ²	302.8 m ²
Frontage	9.5 m	10.33 m
FY Setb.	3m/6 m	3m/6m
RY Setb.	6 m	6 m+
Int SY Setb.	1.2-3 m	3m+
Lot Cov.	40/60%	31.9%
Height	9 m	TBD
Parking	1	1

R3 ZONING (SEMI-DET)

	REQ	SEVERED
Lot Area	305 m ²	305.3 m ²
Frontage	9.5 m	9.5 m
FY Setb.	3m/6 m	3m/6m
RY Setb.	6 m	6 m+
Int SY Setb.	1.2-3 m	3m+
Lot Cov.	40/60%	31.6%
Height	9 m	TBD
Parking	1	1

NOTES/VARIANCES REQUIRED:

RELIEF REQUIRED FOR RETAINED LOT
AREA.HOUSE & DRIVEWAY SHOWN FOR
DEMONSTRATION PURPOSES ONLY.
FINAL DESIGN TO BE DETERMINED.

SCALE: 1:250

DATE: 11-14-2025

DRAWING NO: 1/1

PLOT: 8.5x11"

DESIGNED BY: MT

REVIEWED BY: MS