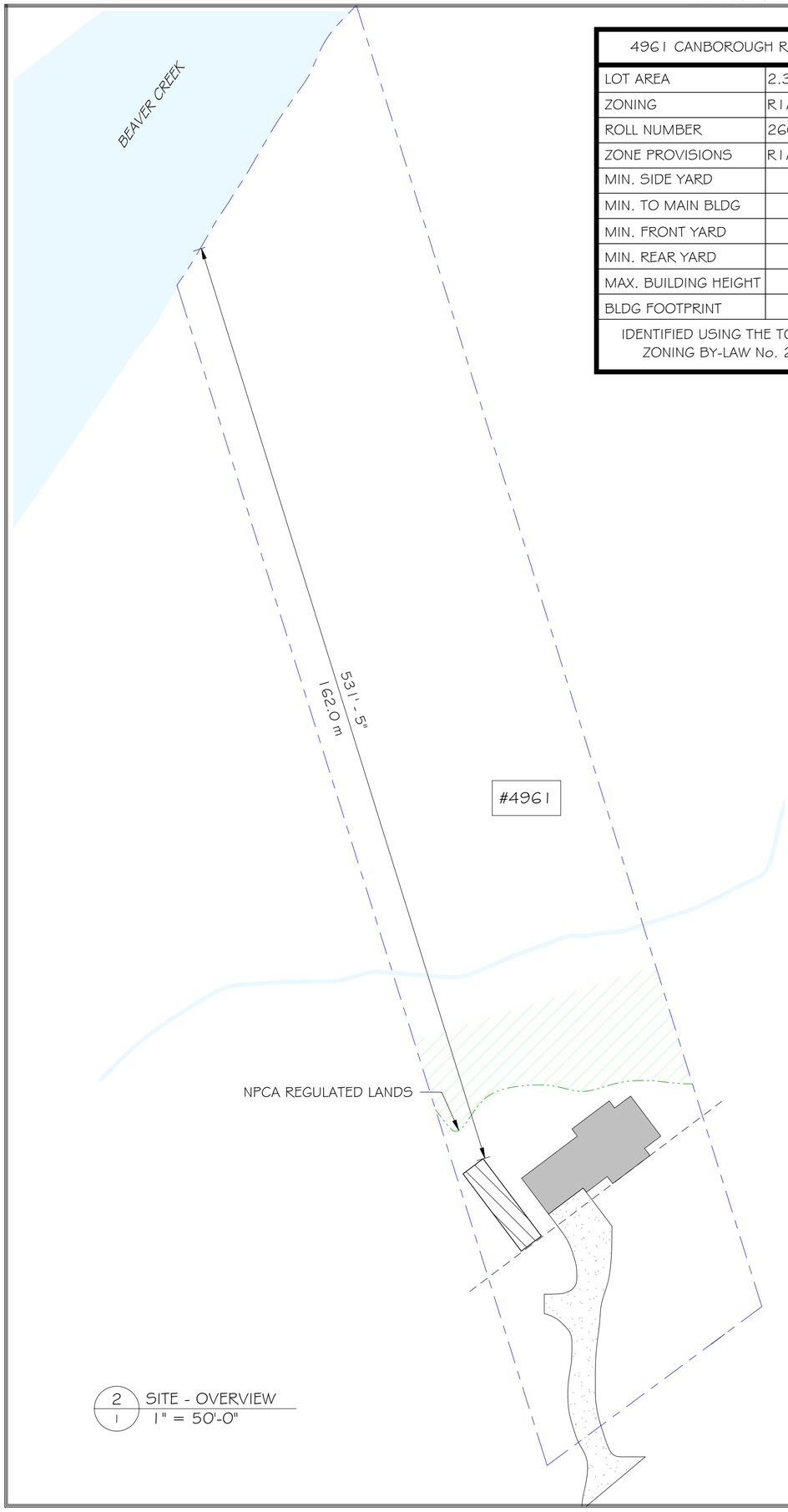
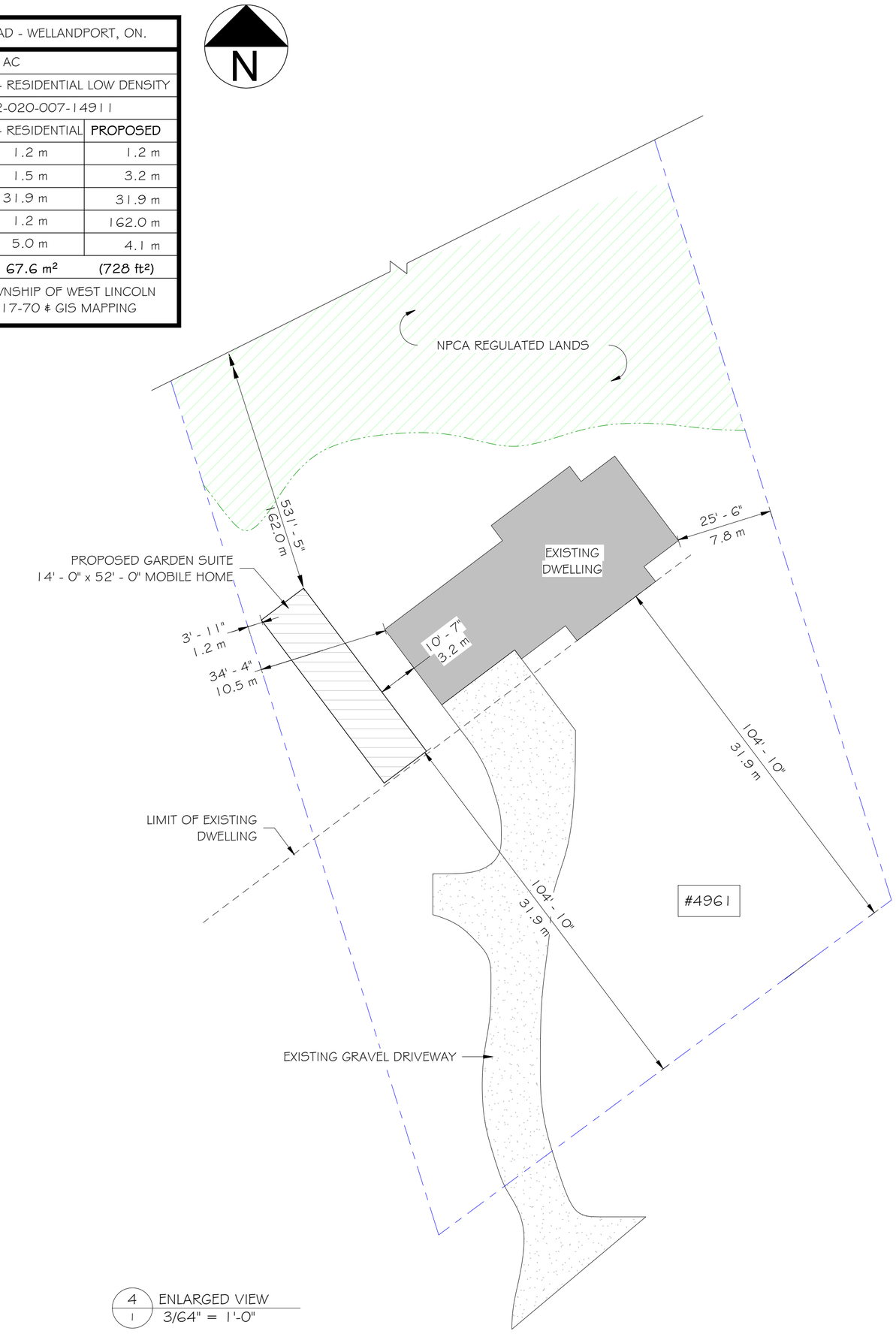
Attachment No. 2 to PD-31-2024

4961 CANBOROUGH ROAD - WELLANDPORT, ON.		
LOT AREA	2.37 AC	
ZONING	R1A - RESIDENTIAL LOW DENSITY	
ROLL NUMBER	2602-020-007-14911	
ZONE PROVISIONS	R1A - RESIDENTIAL	PROPOSED
MIN. SIDE YARD	1.2 m	1.2 m
MIN. TO MAIN BLDG	1.5 m	3.2 m
MIN. FRONT YARD	31.9 m	31.9 m
MIN. REAR YARD	1.2 m	162.0 m
MAX. BUILDING HEIGHT	5.0 m	4.1 m
BLDG FOOTPRINT	67.6 m²	(728 ft²)
IDENTIFIED USING THE TOWNSHIP OF WEST LINCOLN ZONING BY-LAW No. 2017-70 & GIS MAPPING		



2 / 1 SITE - OVERVIEW
1" = 50'-0"



4 / 1 ENLARGED VIEW
3/64" = 1'-0"

KLS ENGINEERING
1333 HIGHWAY #3
DUNNVILLE, ONTARIO
N1A 2W7
phone: (905) 774-4307

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER TO BE USED ONLY FOR THE PROJECT FOR WHICH THEY WERE ISSUED.

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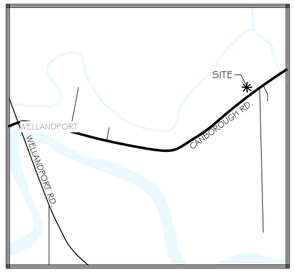
REGISTERED PROFESSIONAL ENGINEER
D. V. GLENNEY
PROVINCE OF ONTARIO



PRINTS ISSUED/REVISIONS	NO.	DATE	BY
ADDED MEASUREMENT	4	JUNE 11/24	BB
ISSUED FOR PERMIT	3	MAY 31/24	BB
REV'D AS PER MARKUP	2	NOV. 10/22	BB
ISSUED FOR REVIEW	1	AUG. 15/22	BB

DARREN FOUSERT

SITE PLAN

4961 CANBOROUGH ROAD,
WELLANDPORT, ON.,
LOR 2J0

DRAWING
SITE PLAN

SCALE
As indicated

F3-24-169

DRAWING FILE:
C:\Users\KLS\Dropbox\KLS PROJECTS\FOUSERT, DARREN - SITE PLAN - F3-24-169\REV OF\FOUSERT DARREN - SITE PLAN - F3-24-169.rvt

DRAWN BY
B. BENNETT

DATE
MAY 21, 2024

SHEET
1 OF 1

DRAWING NUMBER
C-1