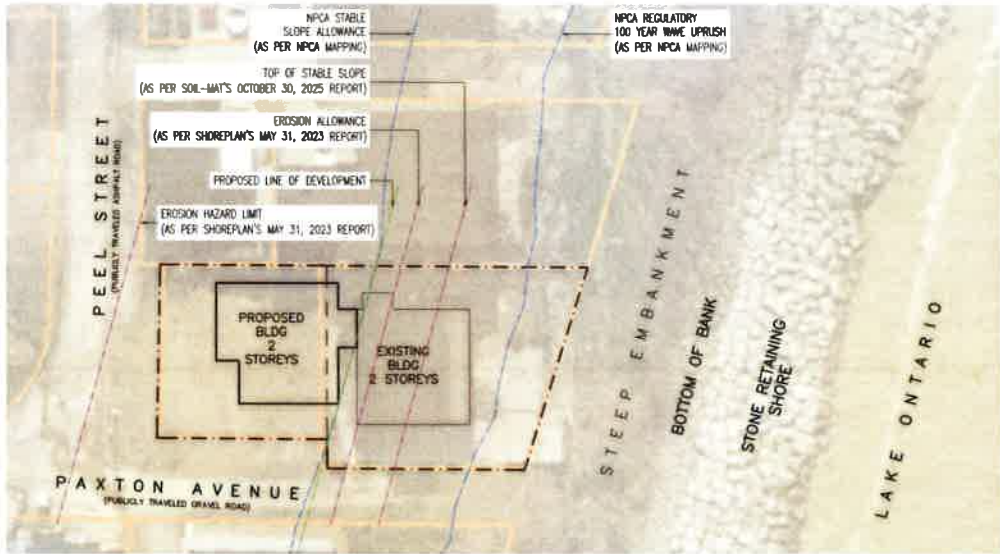




NPCA CONTEXT PLAN

SCALE: 1:300

LOT DATA			
11 & 13 PAXTON AVE. ST. CATHARINES, ONTARIO R2-6 : LOW DENSITY RESIDENTIAL - TRADITIONAL NEIGHBORHOOD			
DENOTES NON-COMPLIANT ISSUE THAT REQUIRES A MINOR VARIANCE	EXISTING	PROPOSED	
		REQUIRED	PROPOSED
LOT AREA	568.10 M2	-	-
FLOOR AREA	83.87 M2	N/A	195.37M ²
MIN. LOT FRONTAGE	17.82 M	12.00 M	14.96 M
MIN. FRONT YARD S.B.	3.79 M	3.00 M (DWELLING)	3.00 M
	N/A	6.00 M (GARAGE)	6.00 M
MIN. REAR YARD S.B.	2.32 M	1.00 M	7.50 M
MIN. INT. SIDE YARD S.B.	3.31 M	1.00 M	1.00 M
MIN. EXT. SIDE YARD S.B.	3.79 M	3.00 M	3.00 M
MAX. BUILDING HEIGHT	N/A	7.50 M	6.25 M
MIN. LANDSCAPING COVERAGE	N/A	25%	57.5% (326.39 M2)
FRONT & EXT. YARD SOFT LANDSCAPING	N/A	30%	78.3% (123.05 M2)
PROP'D SOFT LANDSCAPING	N/A	50% OF UNSEED COVERAGE	94.4% (308.1 M2)
MAX. ALLOWABLE LOT AREA	219.00M2 + 349.10M2	465.00 M2	568.10 M2
MAX. LOT COVERAGE	15.06%	40% (227.24 M2)	36.97% (210.05 M2)
MIN. PARKING SPACES	N/A	1	3
MAX. PARKING COVERAGE	N/A	50% (284.00 M2)	4.21% (2.39 M2)
MIN. OUTDOOR PRIVACY ZONE	N/A	40% (144.86 M2)	49.8% (175.89 M2)

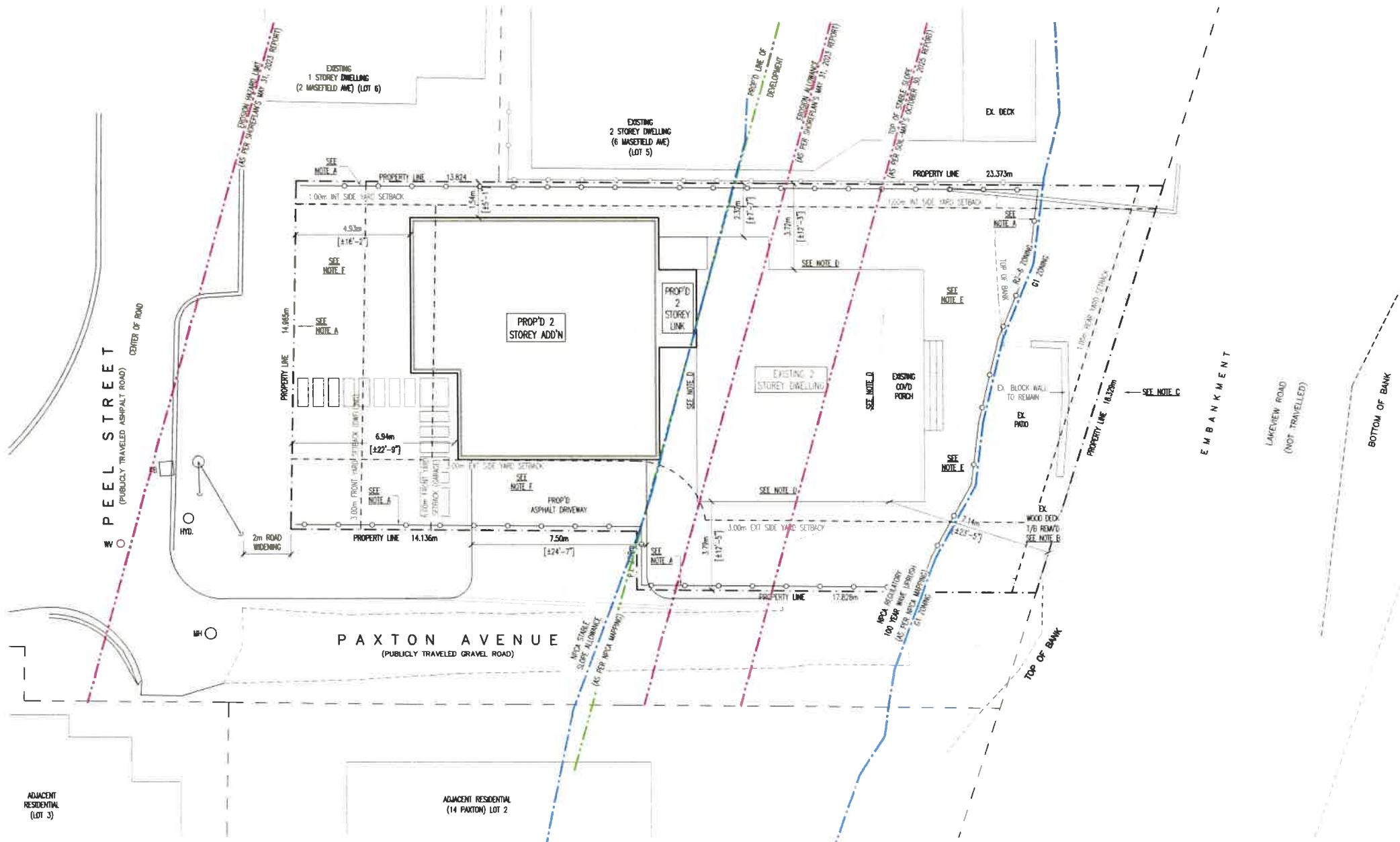
*IF DEEPLY BURIED OR PREVIOUSLY UNDISCOVERED ARCHAEOLOGICAL REMAINS/RESOURCES ARE FOUND DURING DEVELOPMENT ACTIVITIES ON THE SUBJECT LANDS, ALL ACTIVITIES MUST STOP IMMEDIATELY. IF THE DISCOVERY IS HUMAN REMAINS, CONTACT THE POLICE AND CORONER TO SECURE THE SITE. IF THE DISCOVERY IS NOT HUMAN REMAINS, THE AREA MUST BE CEASED TO PREVENT SITE CONTAMINATION. THE PROPERTY DEVELOPMENT MUST THEN

PROPOSED DEVELOPMENT NOTES

- NOTE A:** EXTENT OF NEW EROSION & SILT CONTROL BARRIER (24"H X CONT. C/W WD STAKES @36" O.C.) BARRIER SHALL BE ERRECTED PRIOR TO DEVELOPMENT AND SHALL REMAIN IN GOOD REPAIR UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- NOTE B:** EXIST. WD DECK STRUCT. (FDN, FRAMING, DECKING & GUARDRAIL) T/B REMOVED & DISPOSED OF.
- NOTE C:** EXIST. BLOCK WALL T/B REMOVED & DISPOSED OF. EX. GRANULAR PATIO & BLOCK TO REMAIN.
- NOTE D:** RENOVATIONS TO EXIST. DWELLING TO INCLUDE: NEW ROOFING, NEW SIDING, NEW DOORS, ENLARGED WINDOW OPENINGS, NEW WINDOWS, AND REPAIR OF EXISTING PORCH STRUCTURE.
- NOTE E:** RENOVATIONS TO EXIST. DWELLING RESTRICTED TO THE LIGHTEST WEIGHT EQUIPMENT AS PRACTICALLY POSSIBLE (I.E. LADDERS, SCAFFOLDING, ETC.). NO HEAVY EQUIPMENT PERMITTED.
- NOTE F:** EXTENT OF PERMITTED MATERIAL STAGING & LAY-DOWN AREA

DEVELOPMENT ENCROACHMENT NOTE

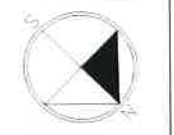
NOTE: REQUIRED MIN. 5M WIDE MAINTENANCE ACCESS IS NOT REQUIRED AS PER SHOREPLAN 2023 REPORT - MAINTENANCE ACCESS TO BE PROVIDED FROM CHRISTIE ST.



SITE PLAN

SCALE: 1:100

NO.	REV.	DATE	DESCRIPTION
01	1	APRIL 28, 2024	ISSUED FOR PERMITS (REMARKS: REMAINING WORKS TO BE COMPLETED BY JULY 01, 2024. FOR CITY REVIEW)
02	1	JULY 01, 2024	FOR CITY REVIEW
03	1	AUGUST 15, 2024	FOR CITY REVIEW
04	1	SEPTEMBER 18, 2024	FOR CITY REVIEW



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2M architects

RAR/LPD	DATE: 11/11/2024
MRM	SCALE: 1:1
LJM	AS NOTED
SEPTEMBER 18, 2024	

PROPOSED ADDITIONS
11 & 13 PAXTON AVENUE
ST. CATHARINES, ON

SITE PLAN &
SITE DATA

24-54
A1