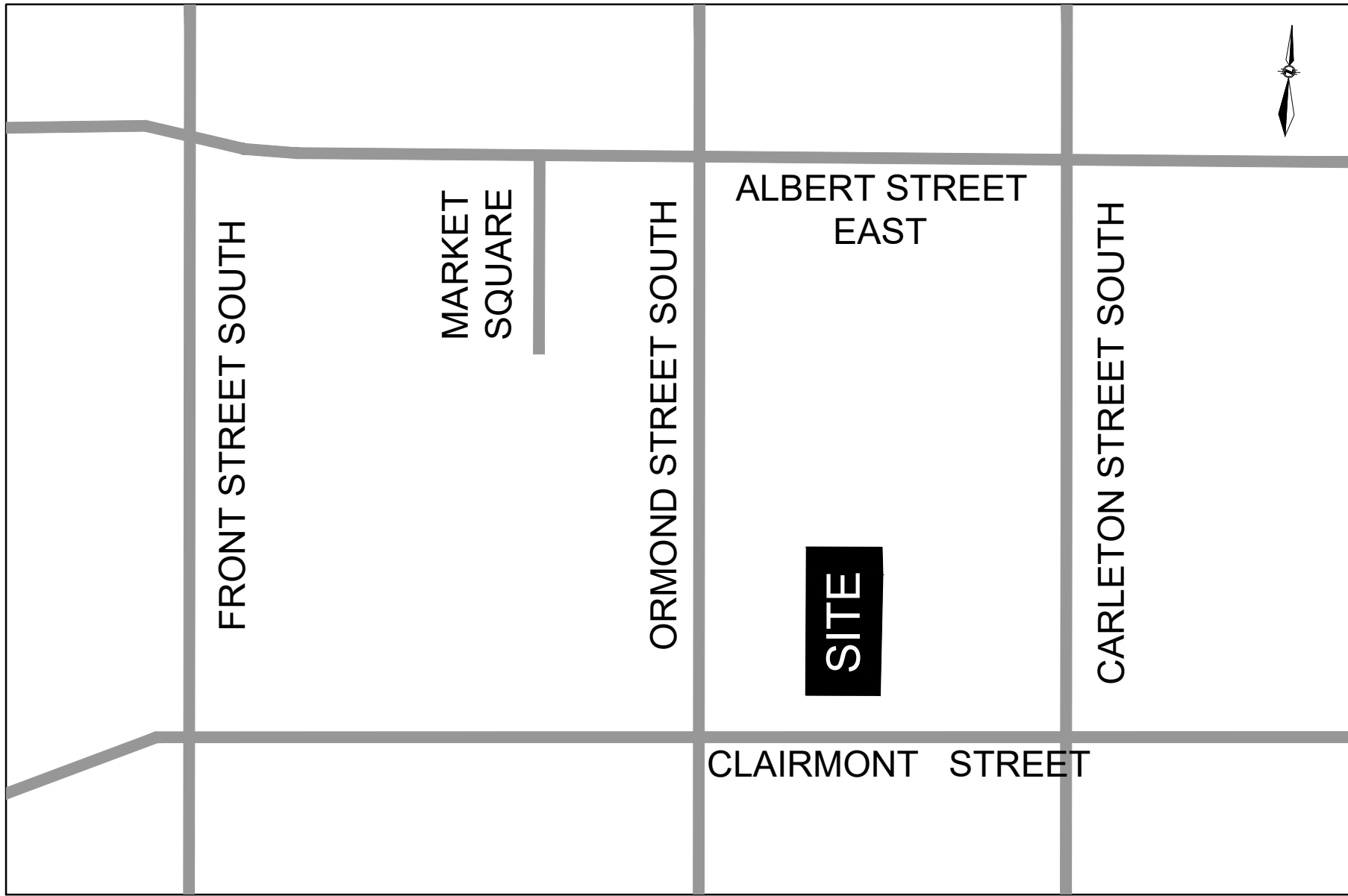


SITE STATISTICS

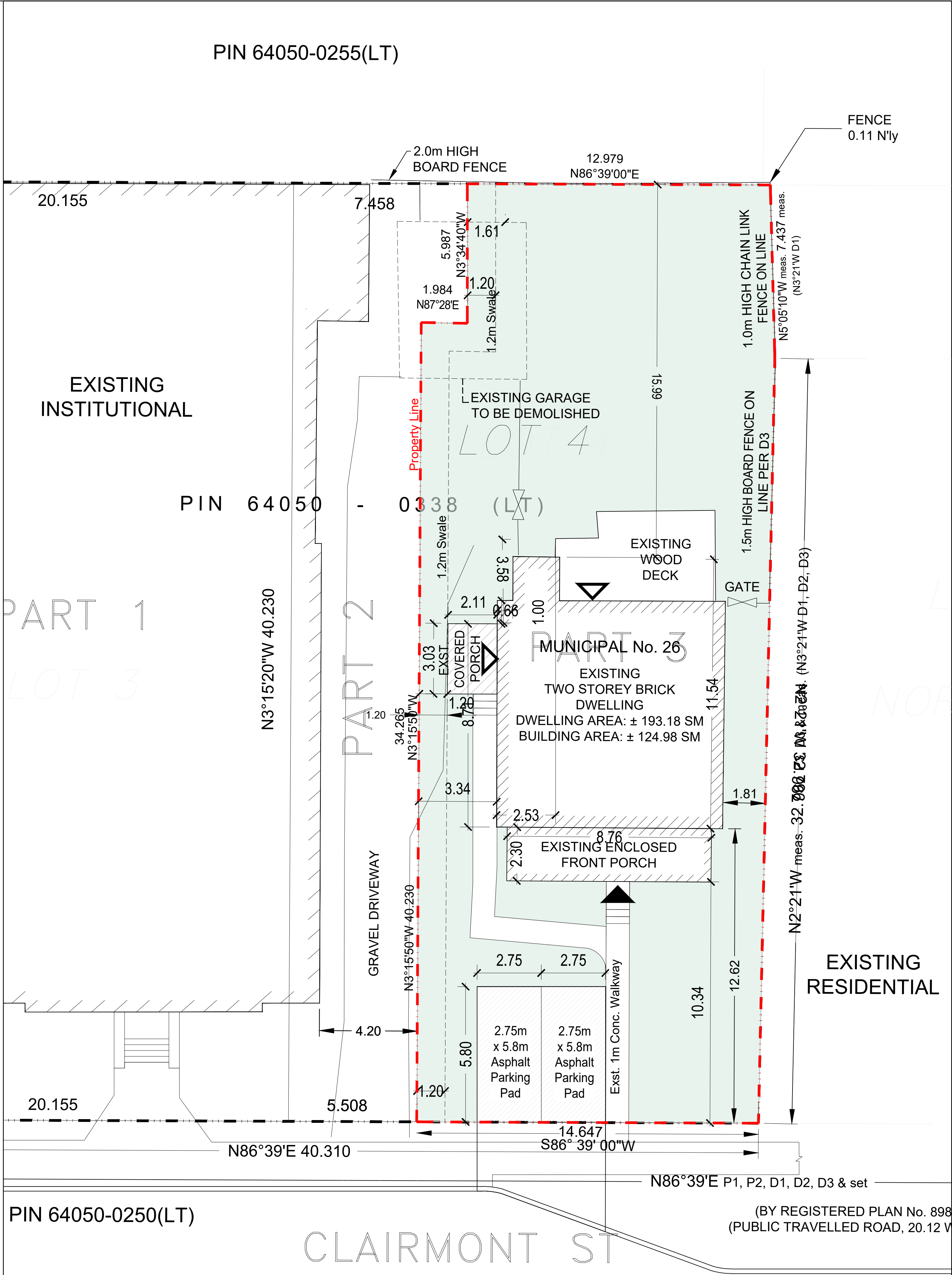
|                         |                                                                                                                                   |                    |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------|--------------------|
|                         | 26 Clairmont St.                                                                                                                  |                    |
| SITE AREA:              | 588.71sm [1.43ac]                                                                                                                 |                    |
| ZONING:                 | R1C                                                                                                                               |                    |
| LEGAL DESCRIPTION:      | Lots 3 & 4 on the North Side of Clairmont Street Reg'd Plans No's 890 & 891. City of Thorold.<br>Regional Municipality of Niagara |                    |
| PROPOSED USE:           | Single Detached Dwelling                                                                                                          |                    |
|                         | Required                                                                                                                          | 26 Clairmont St.   |
| MIN LOT AREA:           | 325m2                                                                                                                             | 588.7 sm           |
| MIN LOT FRONTAGE:       | 10.5m                                                                                                                             | 14.64 m            |
| SETBACKS:               | Min.                                                                                                                              | Exist / Prop.      |
| Front Yard              | 4.5m                                                                                                                              | 10.35m             |
| Rear Yard (Manse)       | 7.5m                                                                                                                              | 15.99m             |
| Rear Yard (Garage)      | 0.9m                                                                                                                              | 1.6m               |
| Int. Side Yard (Manse)  |                                                                                                                                   |                    |
| East                    | 1.2m                                                                                                                              | 1.8m               |
| West                    | 1.2m                                                                                                                              | 3.3m               |
| Int. Side Yard (Garage) |                                                                                                                                   |                    |
| East                    | 0.9m                                                                                                                              | 5.8m               |
| West                    | 0.9m                                                                                                                              | 1.6m               |
| HEIGHT:                 |                                                                                                                                   |                    |
| Manse:                  | MAX: 11m                                                                                                                          | ± 9.4m             |
| Garage:                 | MAX: 4.5m                                                                                                                         | ± 4.2m             |
| LANDSCAPE               |                                                                                                                                   |                    |
| Open Space              | 30%                                                                                                                               | 408.37 sm (69.3 %) |
| MAX LOT COVERAGE:       |                                                                                                                                   |                    |
| Manse:                  | MAX: 45%                                                                                                                          | ± 149 sm (25.3 %)  |
| PARKING:                | 2 Cars                                                                                                                            |                    |

DRAWING LEGEND

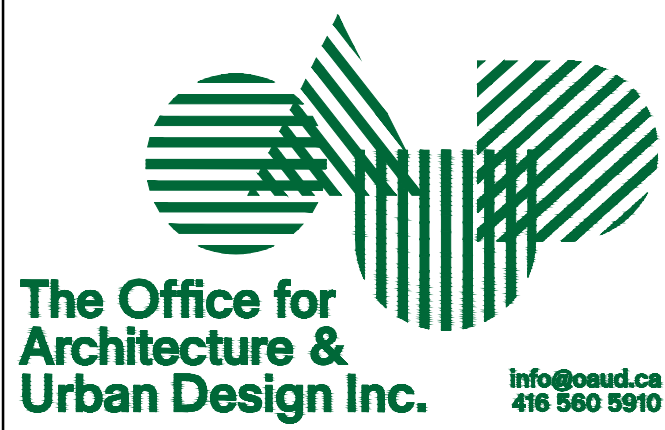
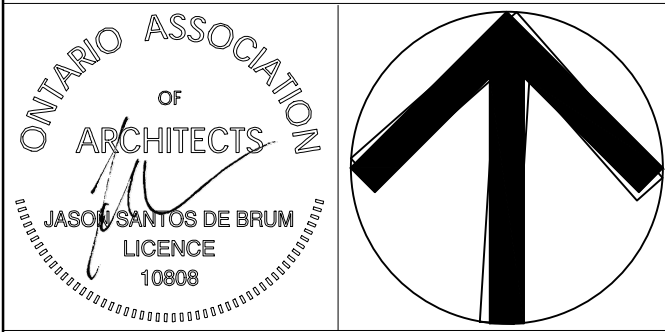
|   |                    |
|---|--------------------|
| ▼ | PRINCIPAL ENTRANCE |
| ▽ | ENTRANCE           |



2 Key Plan  
Scale: NTS



1 Site Plan  
Scale: 1:100



|     |                       |              |
|-----|-----------------------|--------------|
| 1   | Issued for Submission | Apr. 09, '26 |
| 1   | Issued for Submission | Jan. 26, '26 |
| NO: | REVISIONS:            | ISSUED:      |

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CLIENT:  
**26 Clairmont Manse Dwelling**

26 Clairmont St  
Thorold, ON L2V 1R3

PROJECT:  
**Lot Division Renovation**

SHEET TITLE:  
**26 Clairmont Manse Dwelling Site Plan**

|                      |                             |
|----------------------|-----------------------------|
| PROJECT NO.<br>D5020 |                             |
| SCALE:<br>1:100      | DATE:<br>January, 2026      |
| DRAWN:<br>JD         | SHEET NO:<br><br><b>SP1</b> |
| CHECKED:<br>JD       |                             |
| FILE NO.<br>D5020    |                             |