

17'-8" x 30'-0" DETACHED GARAGE

12381 LAKESHORE RD. WAINFLEET

SITE NOTES

SLOPE GRADE MINIMUM 2% TO DRAIN SURFACE WATER AWAY.

9.14.6.1. SURFACE DRAINAGE

THE BUILDING SHALL BE LOCATED OR THE BUILDING SITE GRADED SO THAT WATER WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

9.14.6.2. DRAINAGE AWAY FROM WELLS OR LEACHING BEDS

SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM THE LOCATION OF A WATER SUPPLY WELL OR LEACHING BED.

ALL LUMBER & CLADDING AFFECTED BY MOISTURE TO BE A MINIMUM 6" ABOVE FINISHED GRADE.

LOT AREA		
DESCRIPTION	LOT AREA	%
LOT AREA	368.2 m ²	100%

LOT COVERAGE SUMMARY		
DESCRIPTION	AREA (m ²)	%
EXISTING DWELLING	53.20 m ²	14.45%
PROPOSED DETACHED GARAGE	49.20 m ²	13.36%
COVERED PORCHES	13.10 m ²	3.56%
	115.50 m ²	31.37%

ZONING: RLS.C15

ACCESSORY BUILDINGS MAX HEIGHT 6.5m

REQUESTED AMENDMENT TO ZONING BYLAW

13.36% FOR ACCESSORY STRUCTURES.
4% PERMITTED

31.37% LOT COVERAGE FOR ZONING RLS.C15.
15% PERMITTED
PREVIOUS MINOR VARIANCE ALLOWED 18%



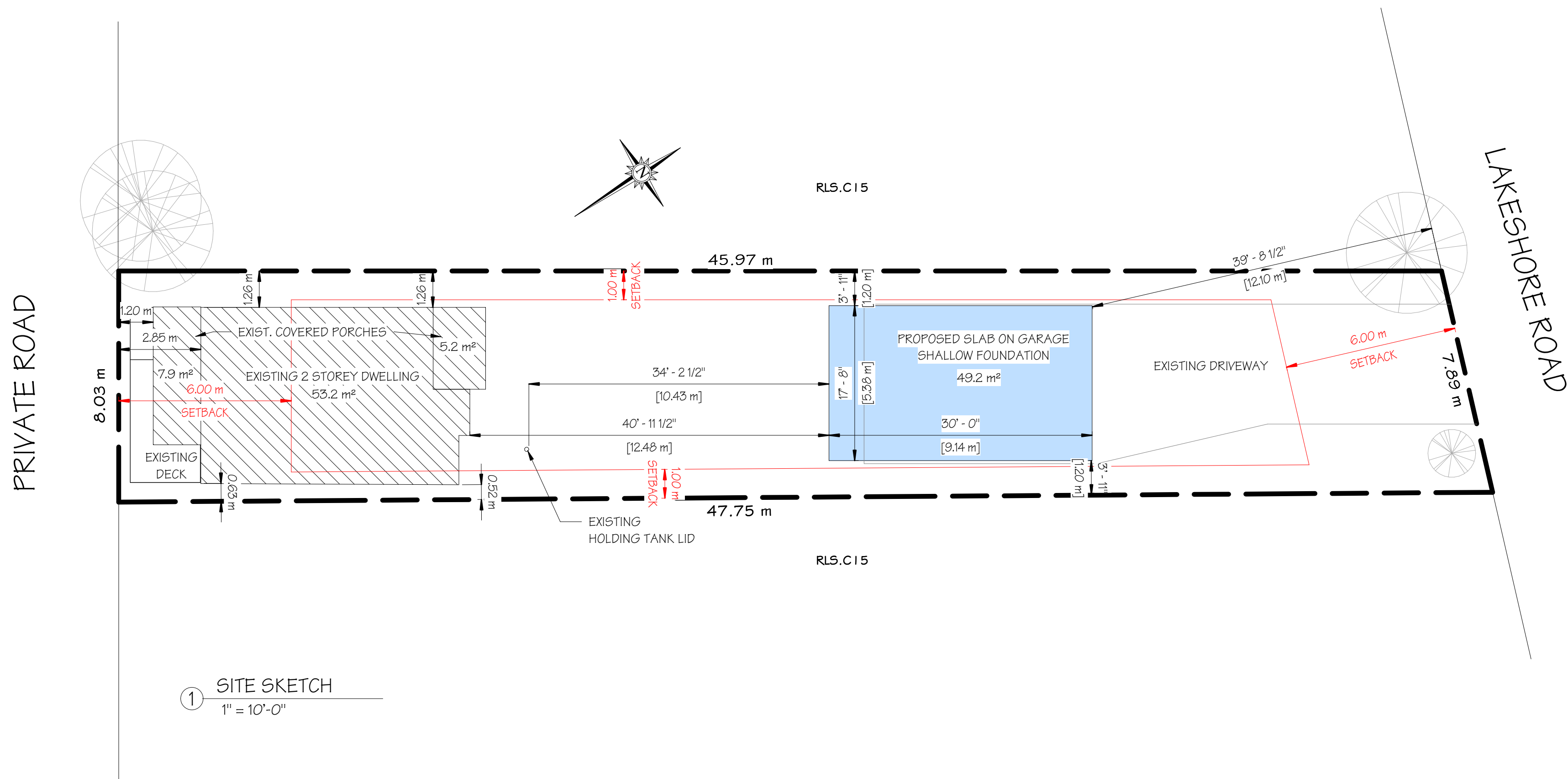
MAXWELL HOMES INC.
5041 ELCHO ROAD, WELLANDPORT

NOT FOR CONSTRUCTION

STEVE GREENWOOD BCIN: 34676
MAXWELL HOMES INC. BCIN: 108433

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① SITE SKETCH
1" = 10'-0"

PROJECT:
17'-8" x 30'-0" DETACHED GARAGE

12381 LAKESHORE RD.
WAINFLEET

DRAWING TITLE:
SITE SKETCH

PROJECT #	25-046
DATE	DEC 12 2025
DRAWN BY	S. GREENWOOD
CHECKED BY	S. GREENWOOD

SP1

SCALE: As indicated

2025-12-15 11:00:09 AM



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5041 ELCHO ROAD, WELLANDPORT

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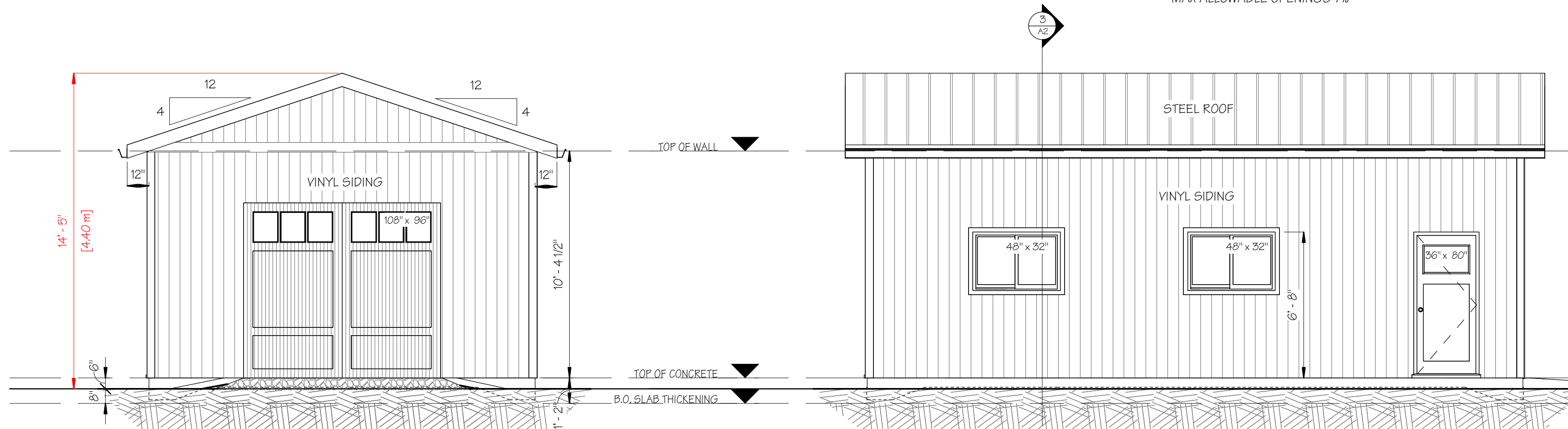
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SB-12 ENERGY EFFICIENCY RATIO SUMMARY		
WALL AREA:	17.94 m ²	5.4%
W, S, & G AREA:	1.0 m ²	

SB-12 ENERGY EFFICIENCY RATIO SUMMARY		
WALL AREA:	30.12 m ²	6.5%
W, S, & G AREA:	2.0 m ²	

MAX ALLOWABLE OPENINGS 7%



① NORTH ELEVATION
1/4" = 1'-0"

② EAST ELEVATION
1/4" = 1'-0"

ELEVATION NOTES

DOWNSPOUTS SHALL CONFORM TO ARTICLE 9.26.18.2. -
OBC 9.14.6.5.

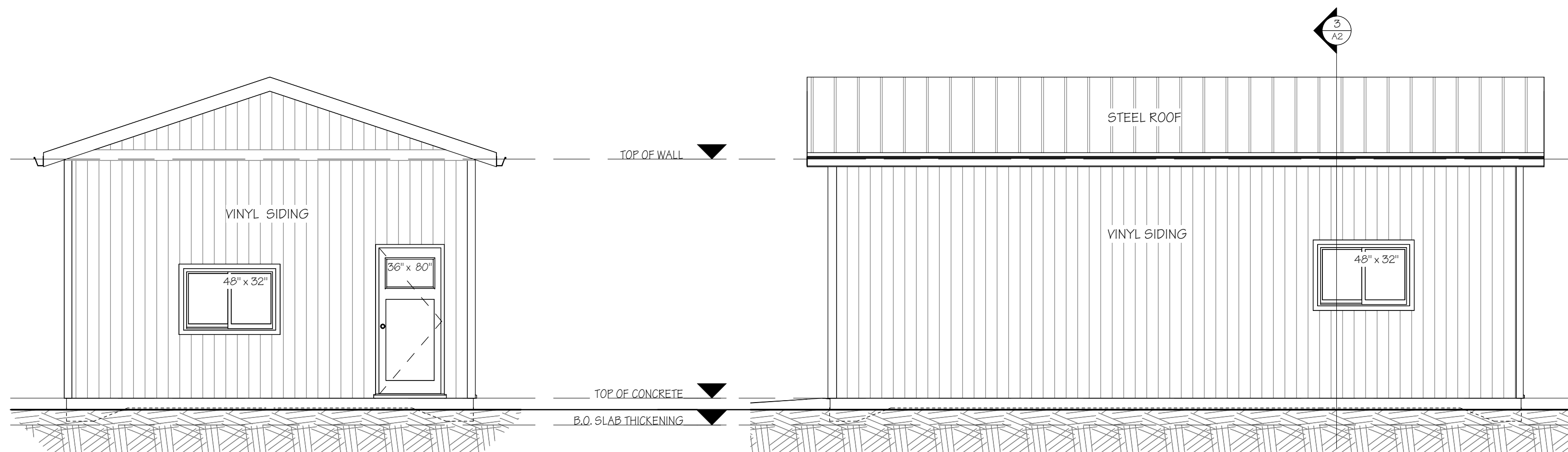
THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS
THAN 1/300 OF THE INSULATED CEILING AREA. OBC
9.19.1.2.

CEILING INSULATION SHALL BE INSTALLED IN A MANNER
THAT WILL NOT RESTRICT A FREE FLOW OF AIR THROUGH
ROOF VENTS OR THROUGH ANY PORTION OF THE ATTIC
OR ROOF SPACE. - OBC 9.19.1.3.

SB-12 ENERGY EFFICIENCY RATIO SUMMARY		
WALL AREA:	17.94 m ²	6.7%
W, S, & G AREA:	1.2 m ²	

SB-12 ENERGY EFFICIENCY RATIO SUMMARY		
WALL AREA:	30.12 m ²	2.9%
W, S, & G AREA:	0.9 m ²	

MAX ALLOWABLE OPENINGS 7%



③ SOUTH ELEVATION
1/4" = 1'-0"

④ WEST ELEVATION
1/4" = 1'-0"

PROJECT:
**17'-8" x 30'-0"
DETACHED GARAGE**

12381 LAKESHORE RD.
WAINFLEET

DRAWING TITLE:
ELEVATIONS

PROJECT #	25-046
DATE	DEC 12 2025
DRAWN BY	S. GREENWOOD
CHECKED BY	S. GREENWOOD

A3

SCALE: As indicated