



RESIDENTIAL 1 ZONE (R1) REGULATIONS - Fort Frances

Single-detached Dwelling		
a) Minimum Lot Area		460 square metres
b) Minimum Lot Frontage		15.0 metres
c) Maximum Lot Coverage		40 percent
d) Minimum Front Yard		7.5 metres
e) Minimum Side Yard		1.5 metres
f) Minimum Exterior Side Yard		3.0 metres
g) Minimum Rear Yard		7.5 metres
h) Maximum Dwelling Height		12 metres
i) Minimum Floor Area		79 square metres

RESIDENTIAL SUMMARY

LOT AREA = 7,440 sq. ft. (691.2 sq. m.)

LIVING SPACE FLOOR AREA = 2766.8 sq. ft. (257.0 sq. m.)

FRAMED SHED = 66.2 sq. ft. (6.15 sq. m)

TOTAL LOT COVERAGE PERCENTAGE = 39%

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Joanna McQuarrie (Travis Green)
Addition
908 Kaitlyn Drive
Fort Frances, Ontario

1': 15'-0"
SCALE

March 19
2021
DATE

Plot Plan
TITLE

A-2.0
SHEET NUMBER