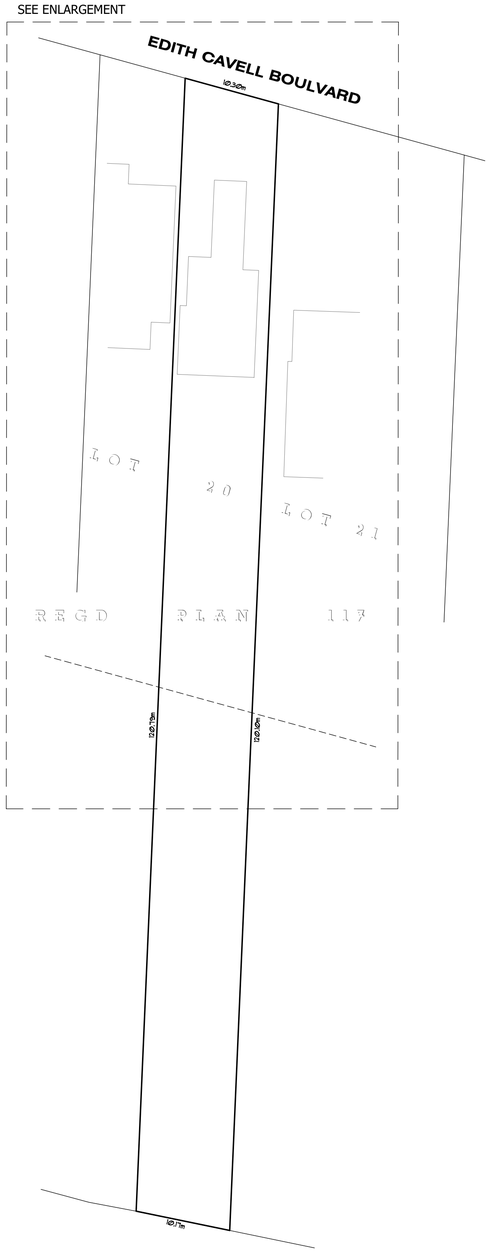
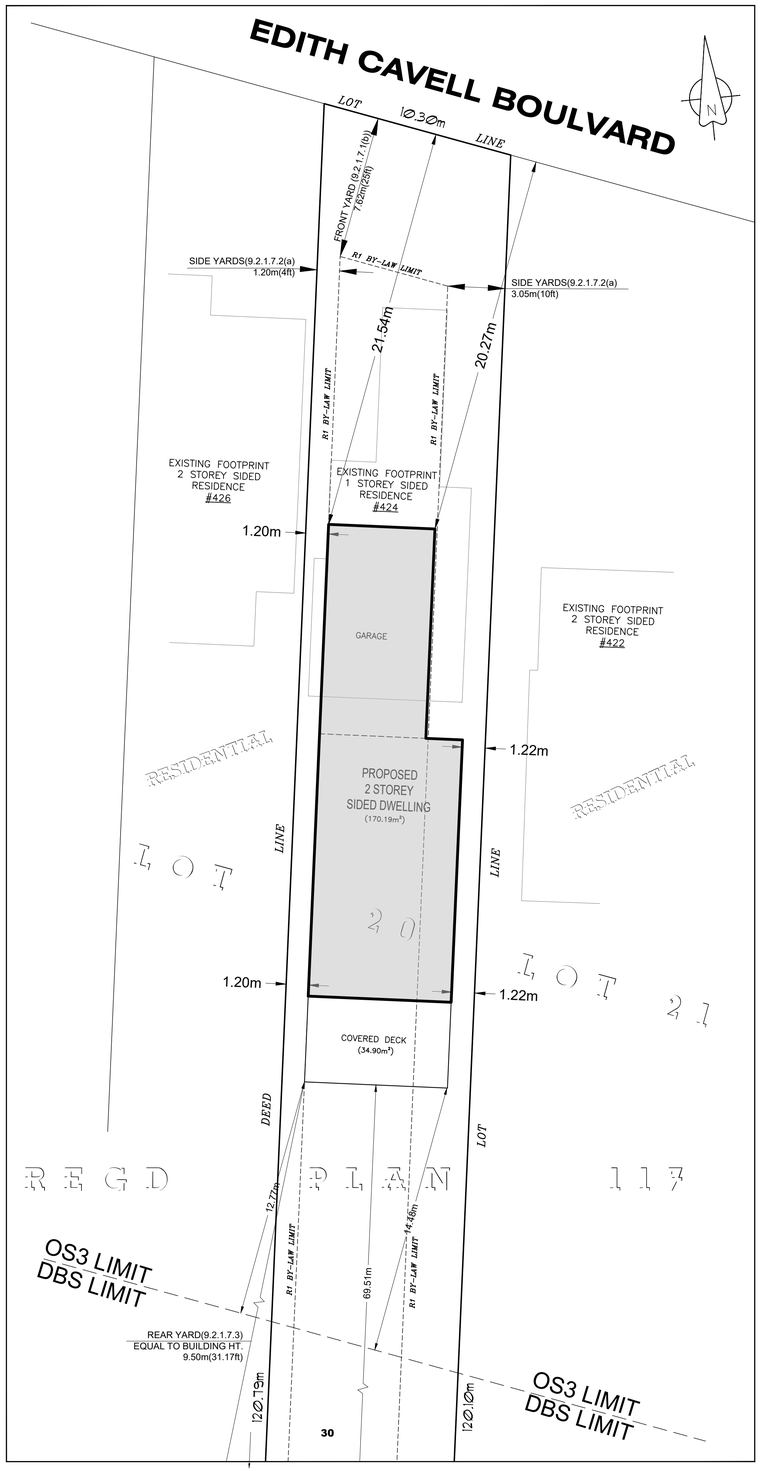
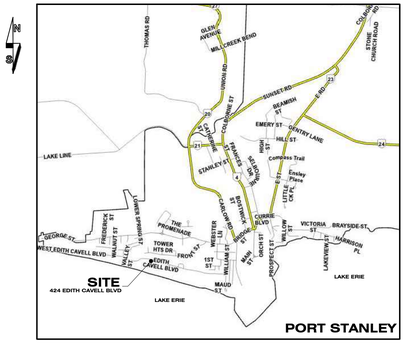
SEE ENLARGEMENT




ENLARGEMENT




**KEY MAP**
**N.T.S.**

# PART OF LOT 20
SOUTH OF FRONT ST
# REG'D PLAN No.117
MUNICIPALITY 0F CENTRAL ELGIN
# COUNTY OF ELGIN

## MUNICIPALITY OF CENTRAL ELGIN
### VILLAGE OF PORT STANLEY
### OPEN SPACE ZONE 3 (OS3)
### RE-ZONE TO
### RESIDENTIAL SITE SPECIFIC (R1-#)

**ZONING BY-LAW COMPLIANCE**
**RESIDENTIAL SITE SPECIFIC (R1-#)**

| | ZONING BY-LAWS-R1 | AS SHOWN ON PLAN- SITE SPECIFIC |
|---|---|---|
| a) PERMITTED USE | ONE FAMILY DWELLING | ONE FAMILY DWELLING |
| b) MIN. LOT AREA ($m^2$) | 371.61 (9.2.1.3.3) | 1209.26 |
| c) MIN. LOT FRONTAGE (m) | 12.19 (9.2.1.4.3) | 10.30 |
| d) MIN LOT DEPTH (m) | 30.48 (9.2.1.5) | 120.10 |
| e) MIN FRONT YARD (m) | 7.620 (9.2.1.7.1(b)) | 20.72 |
| f) MIN. SIDE YARDS (m) | 1.2 + 0.61 PER STOREY, + 3.05 (9.2.1.7.2(a)) | 1.20 –1.22 |
| g) MIN. REAR YARD (m) | EQUAL TO HEIGHT OF MAIN BUILDING (9.50) (9.2.1.7.3) | 69.51 |
| h) MAX. HEIGHT (m) | 2 STOREY MAX. (9.2.1.8 (a)) | 2 STOREY |
| i) MIN. GROUND FLOOR AREA ($m^2$) | 69.68 Min. (9.2.1.10 (d)) | 106.84 |
| j) MAX. COVERAGE–DWELLING (%) | 25 Max. (9.2.1.6 (a)) | 16.92 |
| k) MAX. COVERAGE–ACCESSORY BUILDINGS | 8 Max. (9.2.1.6 (b)) | N.A. |
| l) MAX. FLOOR RATIO (%) | 0.40 Max (9.2.1.9) | 0.29 |
| m) MIN. PARKING | 1.5 PER DWELLING (9.2.1.11) | 2 |
| | | |
| | | |

**SCALE BAR 1:300**
0 5 10 20 30

**SCALE BAR 1:150**
0 2.5 5 10

General Notes

**DO NOT SCALE DRAWINGS**

**CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS ON THIS PROJECT AND REPORT ANY DISCREPANCIES TO THE PLAN OWNER BEFORE PROCEEDING WITH THE WORK**

ALL DRAWINGS ARE THE PROPERTY OF THE PLAN OWNER AND ARE INSTRUMENTS OF SERVICE. THEY ARE FOR USE ONLY ON THE PROJECT FOR WHICH THEY WERE PREPARE AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE PLAN OWNERS PERMISSION.

THE CONTRACTOR IS TO BE FAMILIAR WITH THE ONTARIO BUILDING CODE AND ITS LATEST REVISIONS.

PROPERTY AND BUILDING LOCATIONS SHOWN WAS OBTAIN FROM THE ELGIN COUNTY GEOHUP-PORTAL, THE LRO ONLINE RECORDS PORTAL, REF. PLAN 11R-8568 AND, PROPERTY SURVEY DOCUMENT FRED A. BELL CIVIL ENGINEERS & ASSOCIATES

**THIS IS NOT A PLAN OF SURVEY**

**DRAFT**

THESE DRAWINGS ARE THE PROPRIETARY WORK, PRODUCT, AND PROPERTY OF EAGLE DRAFTING SERVICES, DEVELOPED FOR THE EXCLUSIVE USE OF DOUG CHAMBERLAIN. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF CUTTING EDGE GROUP IS PROHIBITED.

| No. | Revision/Issue | Date |
|---|---|---|
| 2 | ISSUED FOR PLANNING REVIEW | 06/09 |
| 1 | Client revisions Aerial photo | 04/26 |

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DRAFT
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424 EDITH CAVELL BLVD
PORT STANLEY, ONTARIO

| Project | Sheet |
|---|---|
| 0302-26 | S1 |
| Date: MARCH 2026 | |
| Scale: AS SHOWN | |

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