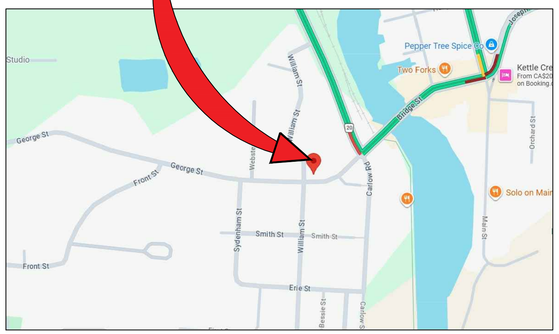
Municipality of Central Elgin
Received
Dated: October 28, 2026

SITE LOCATION



SITE MAP

LOT 12

REAR YARD (7.11)
LESSER SIDE YARD
REQUIREMENTS SHALL APPLY [2.4m]

REAR YARD (7.29.5 (b) 1)
ARU IN A ACCESSORY STRUCTURE [1.2m]

LOT LINE 20.12m

BY-LAW LIMIT

BY-LAW LIMIT

LOT 5

LOT 4

43'-5"

R1 BY-LAW LIMIT

LINE

EXTERIOR SIDE YARDS(9.2.1.7.2(a)
3.66m(12ft)

INTERIOR SIDE YARDS(9.2.1.7.2(a)
1.2m(4.0ft) +0.61m(2.0ft) PER FLOOR

LINE

25'-8"

CONCRETE DRIVEWAY

38.94m

37.72m

WILLIAM STREET

LOT

CONCRETE SIDEWALK

SIDEWALK

R1 BY-LAW LIMIT

10'-11"

WALL

12.57m

LOT

PROPOSED 3 STOREY
SIDED DWELLING

RETAINING

14'-7"

10'-11"

2.40m

R1 BY-LAW LIMIT

CONCRETE

11.05m

16'-1"

FRONT YARD
4.5m (14.8 ft)

15'-1"

WOOD STAIRS

WOOD RETAINING WALL

WOOD RETAINING WALL

PART 1
11R-110

CONCRETE

DEED SIDEWALK

20.13m

LINE

CONCRETE

RETAINING WALL WITH RAILING

PART 2, 11R - 110

GEORGE STREET

LEGAL DESCRIPTION

PART OF LOT 5
NORTH OF GEORGE ST
EAST OF WILLIAM STREET
REG'D PLAN NO.117 *(PORT STANLEY)*
NOW IN THE
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN

ZONING BY-LAW COMPLIANCE
RESIDENTIAL (R1)

	ZONING BY-LAWS	AS SHOWN ON PLAN
a) PERMITTED USE	ONE FAMILY DWELLING	ONE FAMILY DWELLING
b) MIN. LOT AREA (m^2)	371.61 (9.2.1.3.3)	771.1
c) MIN. LOT FRONTAGE (m)	12.19 (9.2.1.4.3)	20.13
d) MIN LOT DEPTH (m)	30.48 (9.2.1.5)	38.94
e) MIN. FRONT YARD (m)	7.620 (9.2.1.7.1(b))	4.50
f) MIN. SIDE YARDS (m)	1.2 + .61 PER STOREY (9.2.1.7.2(a))	2.4
	3.66 (FLANK ROAD)	6.33
g) MIN. REAR YARD (m)	2.40m (SECTION 7.11 OF ZBL)	11.19
h) MAX. HEIGHT (m)	2 STOREY MAX. (9.2.1.6 (a))	3 STOREY
i) MIN. GROUND FLOOR AREA (m^2)	69.68 Min. (9.2.1.10 (d))	139.15
j) MAX. COVERAGE-DWELLING (%)	25 Max. (9.2.1.6 (a))	23.77
k) MAX. COVERAGE-ACCESSORY BUILDINGS	8 Max. (9.2.1.6 (b))	
l) MIN. PARKING	1.5 PER DWELLING (9.2.1.11)	2
m) MAX. FLOOR RATIO (%)	0.40 Max (9.2.1.9)	0.63

1 SITE PLAN
SCALE: 1:100

REV	DATE	DESCR

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GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE CONSTRUCTION.

PROPOSED 3 STOREY ONE FAMILY DWELLING
321 George St, Port Stanley, ON, Canada
OWNER : DAN BROADFOOT

CVC ASSOCIATES
ARC.CVCASSOCIATES@GMAIL.COM
9177453725

CHECKED BY: TG
DRAWN BY: VO
DATE: 05/06/2026
JOB # 00-0000

A3

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