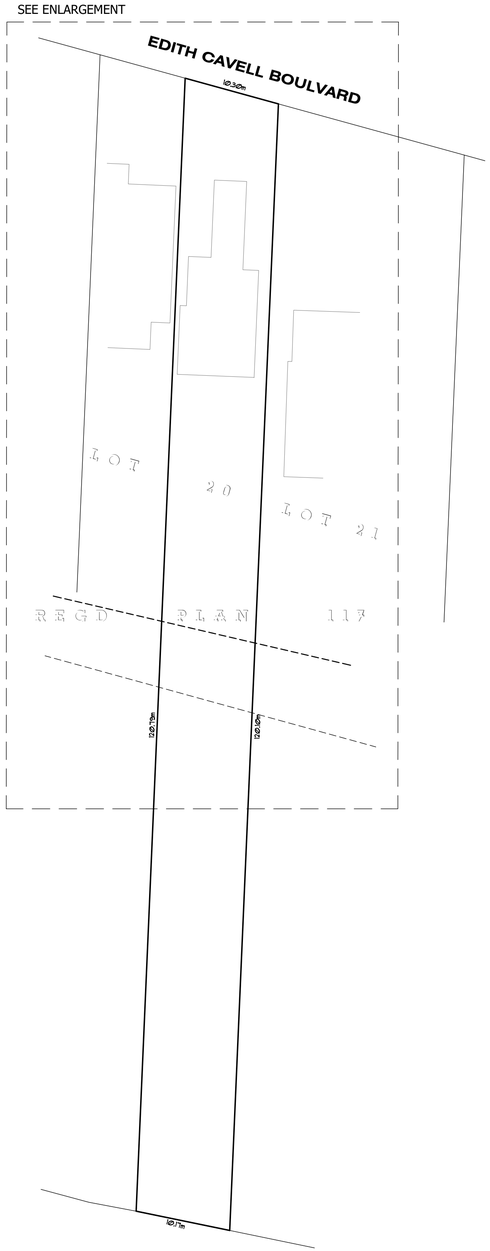
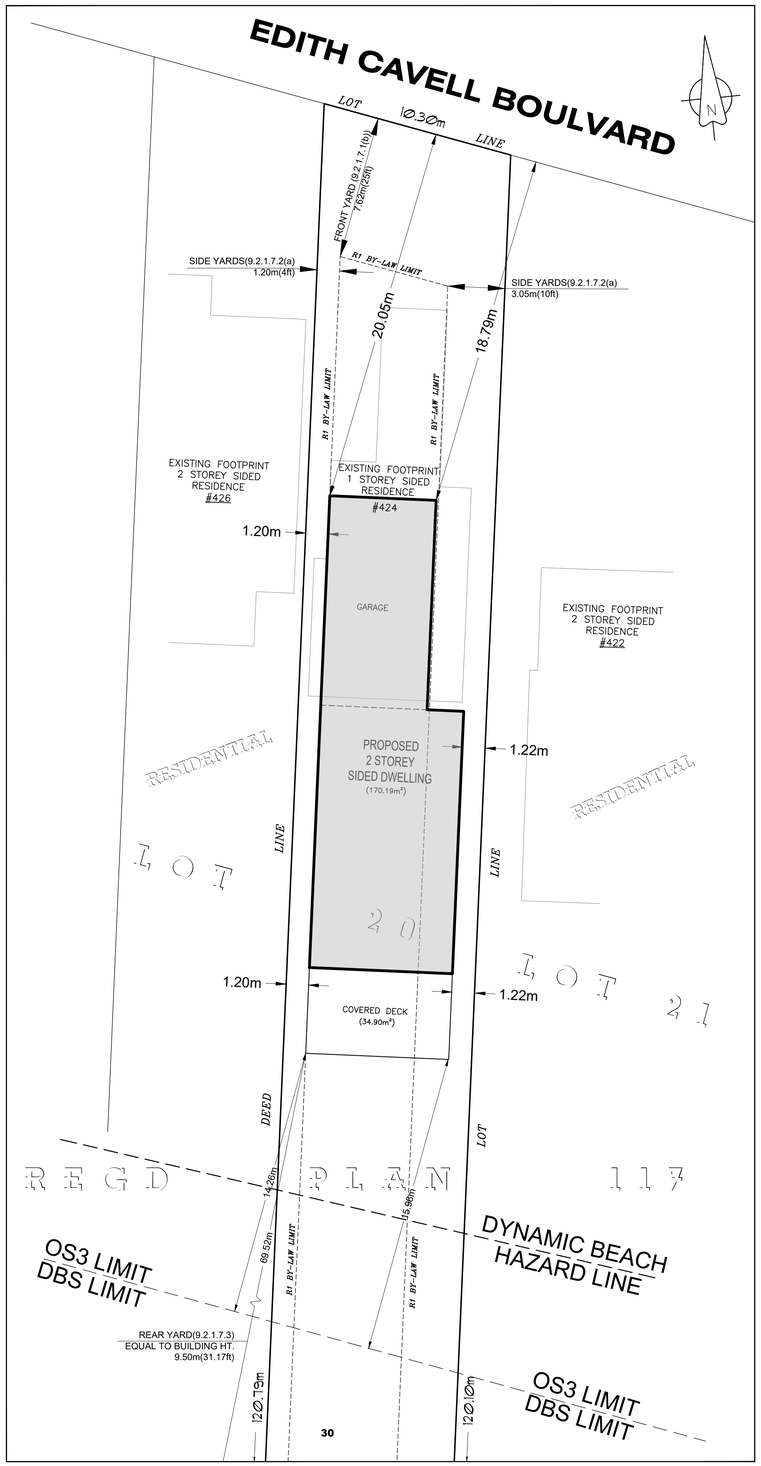
SEE ENLARGEMENT



ENLARGEMENT



SCALE BAR 1:300

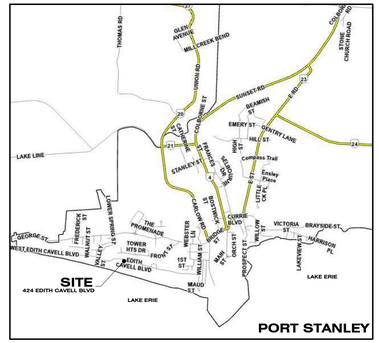
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SCALE BAR 1:150

0 2.5 5 10

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Municipality of Central Elgin
Received
Dated: November 3, 2026



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))	18.79
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

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 AND KCCA 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

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No.	Revision/Issue	Date
3	KCCA– DYNAMIC BEACH HAZARD LINE – BLDG LOCATION	10/30
2	ISSUED FOR PLANNING REVIEW	06/09
1	Client revisions Aerial photo	04/26

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Project Name and Address
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SITE PLAN
424 EDITH CAVELL BLVD
PORT STANLEY, ONTARIO

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