

ZONING PROVISIONS FOR SHORELINE RESIDENTIAL (SR)	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4
MINIMUM AREA (m <sup>2</sup> )	4047	4369	9424	10671	20164
MINIMUM FRONTAGE (m)	36	109.34	49.59	20.63	135.42
MINIMUM FRONT YARD (m)	10	TBD	TBD	TBD	TBD
MINIMUM EXTERIOR SIDE YARD (m)	5	TBD	TBD	TBD	TBD
MINIMUM SIDE YARD (m)	3	TBD	TBD	TBD	TBD
MINIMUM REAR YARD (m)	10	TBD	TBD	TBD	TBD
MAXIMUM BUILDING HEIGHT (m)	10	TBD	TBD	TBD	TBD
MAXIMUM LOT COVERAGE (%)	15	TBD	TBD	TBD	TBD

TOPOGRAPHIC SURVEY COMPLETED BY SMC GEOMATICS ON OCTOBER 27, 2020

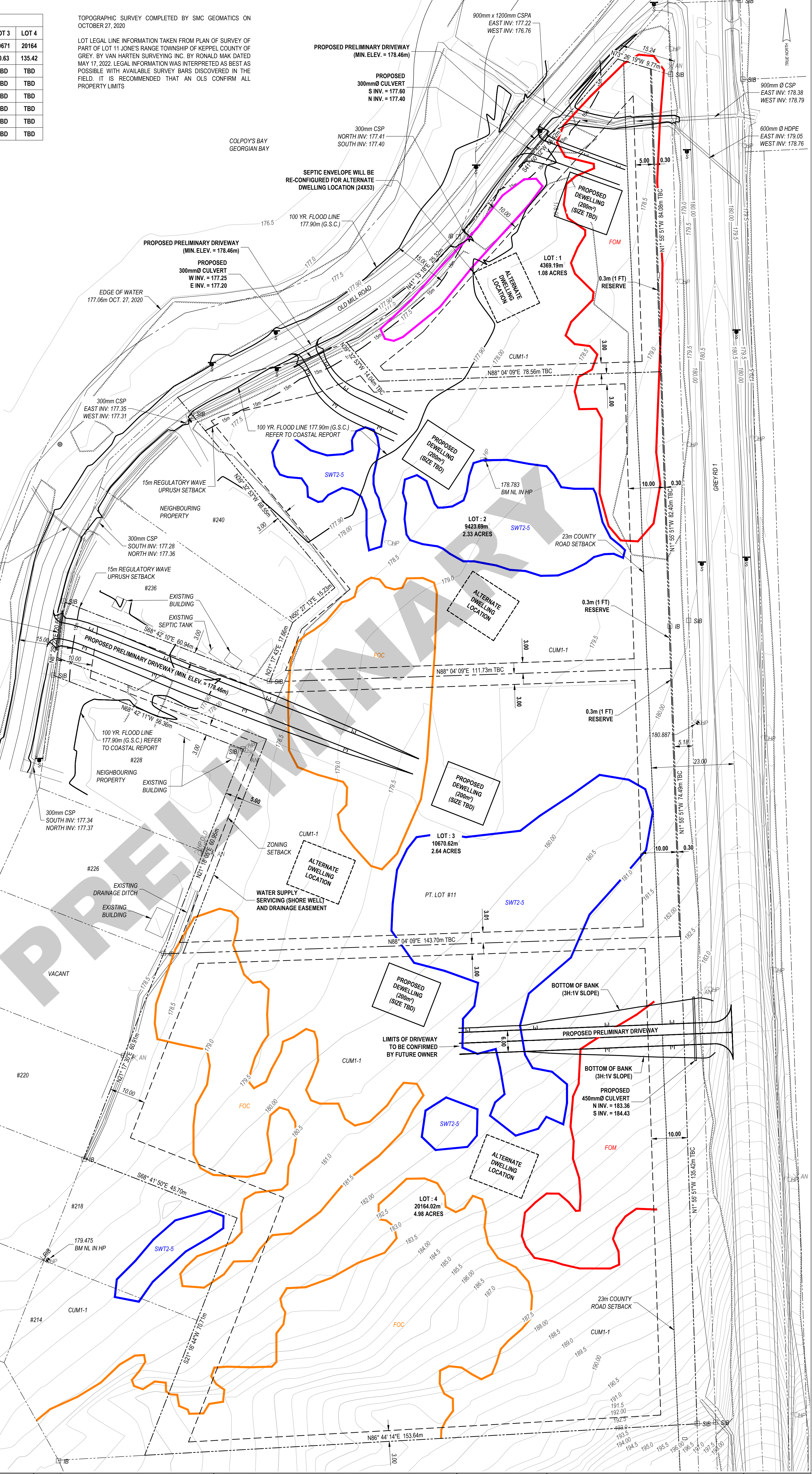
LOT LEGAL LINE INFORMATION TAKEN FROM PLAN OF SURVEY OF PART OF LOT 11 JONES RANGE TOWNSHIP OF KEPPEL COUNTY OF GREY, BY VAN HARTEN SURVEYING INC. BY RONALD MAK DATED MAY 17, 2022. LEGAL INFORMATION WAS INTERPRETED AS BEST AS POSSIBLE WITH AVAILABLE SURVEY BARS DISCOVERED IN THE FIELD. IT IS RECOMMENDED THAT AN OLS CONFIRM ALL PROPERTY LIMITS

- LEGEND**
- EX. PROPERTY BOUNDARY
  - PROPOSED PROPERTY BOUNDARY
  - PROPOSED BUILDING OUTLINE
  - ALTERNATE BUILDING OUTLINE
  - BUILDING ENVELOPE (SR ZONE)
  - ROAD CENTRE LINE
  - EDGE OF STREET / DRIVEWAY
  - PROPOSED SWALE
  - EXISTING DITCH
  - EX. CONTOUR LINE
  - EX. TREE LINE
  - PROPOSED SWALE ELEVATION
  - EXISTING HYDRO POLE
  - STANDARD IRON BAR FOUND
  - IRON BAR FOUND
  - FLOW ARROW
  - CUM1-1 DRY-MOIST OLD FIELD MEADOW TYPE WITH PATCHY SUCCESSION OF SWT2-5
  - FCC DRY-FRESH WHITE CEDAR CONIFEROUS FOREST ECOSITE
  - FOM DRY-FRESH WHITE CEDAR-WHITE BIRCH-WHITE AND GREEN ASH-MAPLE
  - SWT2-5 RED-OSIER MINERAL THICKET SWAMP TYPE (SUCCESIONAL ELEMENTS)
  - MAS2 MINERAL SHALLOW MARSH ECOSITE (CATTAILS-WILLOW-BUCKTHORN-WHITE ASH-WINTERBERRY-WHITE BIRCH-SUGAR MAPLE-FERAL APPLE)

- NOTES:**
- LOCATION, SIZE AND SHAPE OF DWELLING (AND ALTERNATIVE LOCATION) IS PRELIMINARY. IT MAY BE ADJUSTED PENDING THE ACCEPTANCE OF THE TOWN, GSCA AND BIOLOGIST.
  - PLEASE REFER TO THE SITE SERVICING PLAN FOR SERVICING DETAILS.
  - DRIVEWAYS ARE PRELIMINARY. THEY MAY BE ADJUSTED AT THE TIME OF PERMIT APPLICATION.
  - FCC, FOM, SWT2-5, MAS2, CUM1-1 LINWORK OBTAINED FROM SAAR ENVIRONMENTAL LTD'S EIS DATED SEPTEMBER 2023.
  - THIS SITE PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE COASTAL REPORT.

**EIS MITIGATION MEASURES FROM SAAR ENVIRONMENTAL LTD'S EIS DATED SEPT 2023**

DIRECT LOSS OF HABITAT OR SPECIES	MAINTAIN SURFACE DRAINAGE CONTRIBUTION TO NEARBY COLPOY BAY
DEGRADATION OF HABITAT BY NIBBLING FOREST	STABILIZE STRIPPED VEGETATION AT FUTURE BUILDING SITE WITH PERENNIAL RYE CROP FOLLOWED BY NATIVE GRASS COVER AS A SEDIMENT CONTROL MEASURE
DISPERSAL OF SPECIES	LIMIT TREE CLEARING TO BUILDING ENVELOPE AND INTERNAL ACCESS DRIVEWAYS
BEAR-HUMAN CONFLICTS	SEASONAL TIMING TO AVOID PEAK PERIODS AND DAILY TIMING TO RESTRICT NOISE (7 A.M. - 7 P.M. MACHINERY)
INDIRECT HABITAT LOSS	PARTICIPATE IN MNRF YEAR WISE IMITATIVE (2004) REPORT RESPOND, PREVENT AND BE AWARE BROCHURE
HYDROGEOLOGIC CHANGES	CONTROL STORMWATER QUALITY BY SILT CURTAIN AT CONSTRUCTION LIMITS RELATIVE TO SW DRAINAGE
LOSS OF BIODIVERSITY	AVOID SHALLOW GROUNDWATER TABLE BY PERSUING OPTIONS SUCH AS SLAB ON GRADE CONSTRUCTION TO AVOID EXCAVATION  PROVIDE ROBUST SEDGE AND RUSH GRASSY SWALES BETWEEN LOTS TO MAINTAIN STORM RUNOFF QUALITY AND QUANTITY MOVING NORTH INTO THE OLD MILL ROAD MUNICIPAL DRAIN
	LIMIT CONSTRUCTION TIMING AVOIDING DAWN AND DUSK  USE LOCAL FILL IF REQUIRED TO LEVEL SITES. USE LOCAL PLANTS FOR SEPTIC FIELD (E.G. CAREX EUBURNEA)



BM 180.887 NAIL IN HYDRO POLE ALONG GREY RD 1 NEAR CENTER OF EAST SIDE OF LOT.  
 BM 178.783 NAIL IN HYDRO POLE ON THE NORTH SIDE OF THE INTERSECTION OF OLD MILL ROAD AND GREY ROAD 1.  
 BM 179.475 NAIL IN HYDRO POLE AT SOUTH WEST CORNER OF LOT BETWEEN 214 AND 218 OLD MILL ROAD.

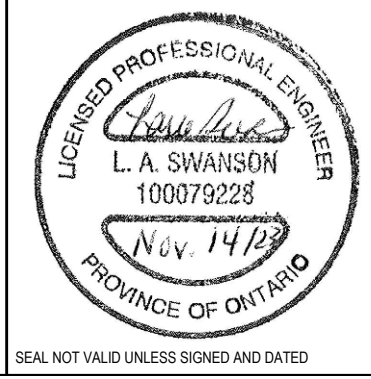
CAUTION: THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

DATE	REVISION / ISSUE

**DARRYL M. ROBINS CONSULTING INC.**

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**SITE PLAN**  
**PT. LOT 11, JONES RANGE**  
**OLD MILL ROAD**  
**TWP. OF GEORGIAN BLUFFS, ON**

DESIGN: D.M.R.  
 DRAWN: W.K.  
 CHECK: D.M.R.  
 DATE: mm/dd/yyyy  
 PROJECT No.: 20046  
 SCALE: 1:500  
 FIG: M20046-SP

CLIENT: COLLEEN NEWELL