

SITE STATISTICS OF WEST PARCEL (NEW RESIDENCE)		
ZONE: R1 PRIVATE SERVICES	PERMITTED	PROVIDED
MIN. LOT AREA (m ²)	4047	8590
MIN. LOT FRONTAGE (m)	36	110.72
MIN. FRONT YARD SETBACK (m)	10	TBD
MIN. EXTERIOR SIDE YARD SETBACK (m)	10	N/A
MIN. INTERIOR SIDE YARD SETBACK (m)	4.5	TBD
MIN. REAR YARD SETBACK (m)	10	TBD
MAX. LOT COVERAGE (%)	15%	TBD
MAX. BUILDING HEIGHT (m)	10	TBD

SITE STATISTICS OF EAST PARCEL (EXISTING RESIDENCE)		
ZONE: R1 PARTIAL MUNICIPAL SERVICES	PERMITTED	PROVIDED
MIN. LOT AREA (m ²)	1500	1983
MIN. LOT FRONTAGE (m)	30	28 (EX)
MIN. FRONT YARD SETBACK (m)	7.5	>10
MIN. EXTERIOR SIDE YARD SETBACK (m)	6	N/A
MIN. INTERIOR SIDE YARD SETBACK (m)	4.5	>4.5 (NORTH) >4.5 (SOUTH)
MIN. REAR YARD SETBACK (m)	7.5	>10
MAX. LOT COVERAGE (%)	20%	>15%
MAX. BUILDING HEIGHT (m)	10	UNKNOWN

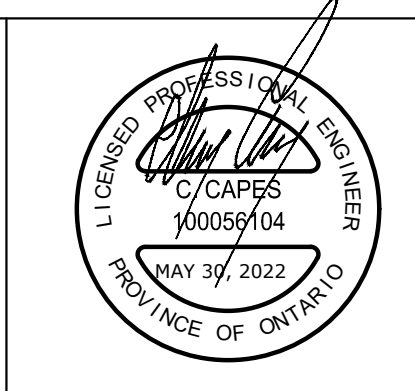
NOTE: PROPOSED HOUSE, SEPTIC SYSTEM, DRIVEWAY, SOAK-AWAY PIT, AND WELL ARE ALL SHOWN AS CONCEPTUAL. A SITE SPECIFIC LOT GRADING PLAN IS TO BE PREPARED IN SUPPORT OF A BUILDING PERMIT BASED ON THE DEVELOPABLE BUILDING ENVELOPE PRESENTED ON THIS DRAWING.

PLAN 16R-10208
PLAN OF SURVEY OF ALL OF LOT 55,
REGISTERED PLAN No. 828,
GEOGRAPHIC TOWNSHIP OF DERBY,
TOWNSHIP OF GEORGIAN BLUFFS,
COUNTY OF GREY

No	Revision	Date
1	ISSUED FOR LOT SEVERANCE APPROVAL	2022-05-30

No	Revision	Date

NOTES:
 TOPOGRAPHIC INFORMATION PROVIDED BY SMC GEOMATICS INC., DATED MARCH 2, 2022.
 SITE BENCHMARK:
 NAIL IN WEST SIDE OF POST, LOCATED CENTER SOUTH OF THE SITE. ELEV = 220.866
 BOUNDARY INFORMATION EXTRAPOLATED FROM:
 PLAN 16R-10208, PLAN OF SURVEY OF ALL OF LOT 55, REGISTERED PLAN No. 828, GEOGRAPHIC TOWNSHIP OF DERBY, TOWNSHIP OF GEORGIAN BLUFFS, COUNTY OF GREY, COMPLETED BY HEWETT AND MILNE LIMITED (2012)
 THIS IS NOT A PLAN OF SURVEY, BOUNDARY CONDITIONS ARE PRESENTED AS APPROXIMATE ONLY.



Client
SMITHCORP REALTY INC.
 394 2ND AVE
 GEORGIAN BLUFFS

CAPESE ENGINEERING
 355310 BLUE MOUNTAINS - EUPHRASIA TOWNLINE
 CLARKSBURG, ON N0M 1J0
 WWW.CAPESEENGINEERING.COM

#394 2ND AVENUE SE, GEORGIAN BLUFFS		CONCEPTUAL SITE PLAN	
Designed B. HUFFMAN	Checked C. CAPES	Date 2022-05-21	Drawing No. 1
Project No. 2022-016	Scale 1:400	Rev No. 1	C1
0 4.0 8.0 16.0 24.0m			