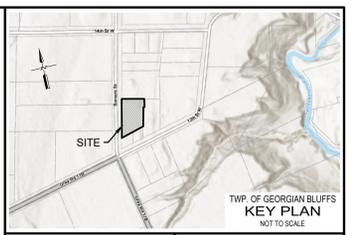


**SPECIAL NOTES:**

- TOPOGRAPHICAL SURVEY PERFORMED BY GEI CONSULTANTS CANADA LTD. ON AUGUST 26, 2025. THIS INFORMATION MAY NOT BE COMPLETE OR FINAL. IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY AND CONFIRM ALL DATA CONTAINED HEREIN.
- COORDINATES ON THIS PLAN ARE ADJUSTED GROUND COORDINATES DERIVED FROM GRID COORDINATES OF THE UTM 17N NAD83 (CSRS-V7) COORDINATE SYSTEM AND ARE BASED ON OBSERVATIONS FROM A NETWORK OF PERMANENT GEODENSIFICATION STATIONS. ELEVATIONS ON THIS PLAN ARE REFERENCED TO CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD28) BY CONVERTING ELLIPSOIDAL HEIGHTS TO ORTHOMETRIC ELEVATIONS USING THE HTV2 (2010) GEOD MODEL PROVIDED BY NATURAL RESOURCES CANADA.
- THIS IS NOT A LEGAL PLAN. THE LEGAL BOUNDARY INFORMATION FOR THE LOT WAS OBTAINED FROM THE SURVEYOR'S REAL PROPERTY REPORT, PLAN OF SURVEY, PREPARED BY HEWITT AND MILNE LIMITED, O.L.S. DATED AUGUST 14, 2025. LEGAL BOUNDARIES TO BE CONFIRMED BY OLS UPON THE SEVERANCE APPROVAL.
- CONTRACTOR TO EXCAVATE TESTHOLE AND CONFIRM HIGH GROUND WATER ELEVATION PRIOR TO CONSTRUCTING FOOTINGS.
- RAIN WATER LEADERS TO BE DIRECTED TO THE FRONT SWALES WHERE POSSIBLE.
- PROPOSED BUILDING ENVELOPE IS CONCEPTUAL ONLY AND FINAL DETAILS ARE TO BE DEVELOPED AND ADJUSTED FOR FINAL LOT GRADING PLAN.
- HOUSE FOOTPRINTS ARE CONCEPTUAL ONLY FOR SEVERANCE APPLICATION SUBMISSION. PROPOSED GRADING AND DRAINAGE TO BE CONFIRMED UPON SUBMISSION OF FINAL HOUSE PLANS FOR BUILDING PERMIT.



<b>OWNER:</b> BARRY'S CONSTRUCTION	<b>CONTRACTOR:</b> BARRY'S CONSTRUCTION
THE ELEVATION AND LOCATION OF THE BUILDING TO BE ERECTED ON THE LOT AND THE GRADING OF THE LOT ARE IN GENERAL CONFORMITY WITH THE GRADING AND DRAINAGE PLAN APPROVED BY THE MUNICIPALITY.	
P. ENG.	
GEI CONSULTANTS CANADA LTD.	



**PARCEL 1 PROPOSED RETAINED LOT (#111 Somers Street) (R1c) R1 ZONING**

	REQUIRED	PROPOSED	COMPLIES
MIN LOT FRONTAGE *	40.0 m	* 27.85 m	* NO
MIN LOT AREA *	2000 m <sup>2</sup>	* 1395.28 m <sup>2</sup>	* NO
MAX LOT COVERAGE	15 %	9.80 %	YES
MIN FRONT YARD SETBACK	10.0 m	11.09 m	YES
MIN REAR YARD SETBACK	10.0 m	25.87 m	YES
MIN INTERIOR SIDE YARD SETBACK	4.5 m	8.07 / 7.32 m	YES
MIN EXTERIOR SIDE YARD SETBACK	10.0 m	N/A	N/A
MAX BUILDING HEIGHT	10.0 m	<10.0 m	YES

(\*) POSSIBLE MINOR VARIANCE REQUIRED

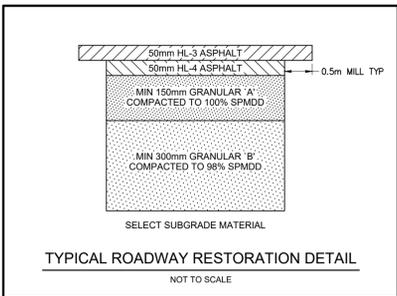
**PARCEL 2 PROPOSED SEVERED LOT (#109 Somers Street) (R1c) R1 ZONING**

	REQUIRED	PROPOSED	COMPLIES
MIN LOT FRONTAGE	40.0 m	56.93 m	YES
MIN LOT AREA	2000 m <sup>2</sup>	2171.42 m <sup>2</sup>	YES
MAX LOT COVERAGE	15 %	6.71 %	YES
MIN FRONT YARD SETBACK	10.0 m	11.16 m	YES
MIN REAR YARD SETBACK	10.0 m	26.33 m	YES
MIN INTERIOR SIDE YARD SETBACK	4.5 m	5.0 / 24.98 m	YES
MIN EXTERIOR SIDE YARD SETBACK	10.0 m	N/A	N/A
MAX BUILDING HEIGHT	10.0 m	<10.0 m	YES

**LOT COVERAGE CALCULATIONS GENERAL RESIDENTIAL - R1c ZONING**

PARCEL 1 (RETAINED) - CONCEPTUAL PLANS	
OVERALL LOT AREA	1395.28 m <sup>2</sup>
AREA OF HOUSE FOOTPRINT	121.31 m <sup>2</sup>
AREA OF PORCH	N/A
AREA OF DECK	15.47 m <sup>2</sup>
LOT COVERAGE IN PERCENTAGE	9.80 %
PARCEL 2 (SEVERED) - CONCEPTUAL PLANS	
OVERALL LOT AREA	2171.42 m <sup>2</sup>
AREA OF HOUSE FOOTPRINT	132.75 m <sup>2</sup>
AREA OF PORCH	INCL.
AREA OF DECK (<0.75m ABOVE GRADE)	13.02 m <sup>2</sup>
LOT COVERAGE IN PERCENTAGE	6.71 %

NOTE: DISTURBED AREAS WITHIN BOULEVARDS TO BE RESTORED WITH 150mm TOPSOIL AND SOD.



**#1 BENCHMARK ELEV. - 212.735 m**  
TOP OF NAIL IN HYDRO POLE LOCATED ON THE WEST SIDE OF SOMERS STREET AT THE PROPERTY LINE BETWEEN 110 SOMERS STREET & 114 SOMERS STREET, AS SHOWN.

**#2 BENCHMARK ELEV. - 211.529 m**  
TOP OF I.B. ON SOUTH-EAST CORNER OF SUBJECT PROPERTY, 111 SOMERS STREET, AS SHOWN

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND 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 ANY DAMAGE TO THEM.



NO.	DATE	REVISION DESCRIPTION	CHKD

**GEI Consultants Canada**

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OWEN SOUND, ONTARIO N4K 2J3  
(519)376-1805

**2504914**  
**Lot Severance Plan**  
**Pt. Park Lot 111, TP of Brooke**  
111 Somers Street  
Township of Georgian Bluffs  
(Geographic Township of Sarawak)

DRAWN BY: LVT	APPROVED BY: WED	PROJECT NO.: 2504914	DRAWING NO.:
DESIGNED BY: LVT	DATE: FEB. 25, 2026	SCALE: 1:200	<b>1</b>

E:\GIS\Projects\2504914\Drawings\2504914\_016\_Somersetw\_111SomersStreet.dwg LAYOUT:111 Somers Street  
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