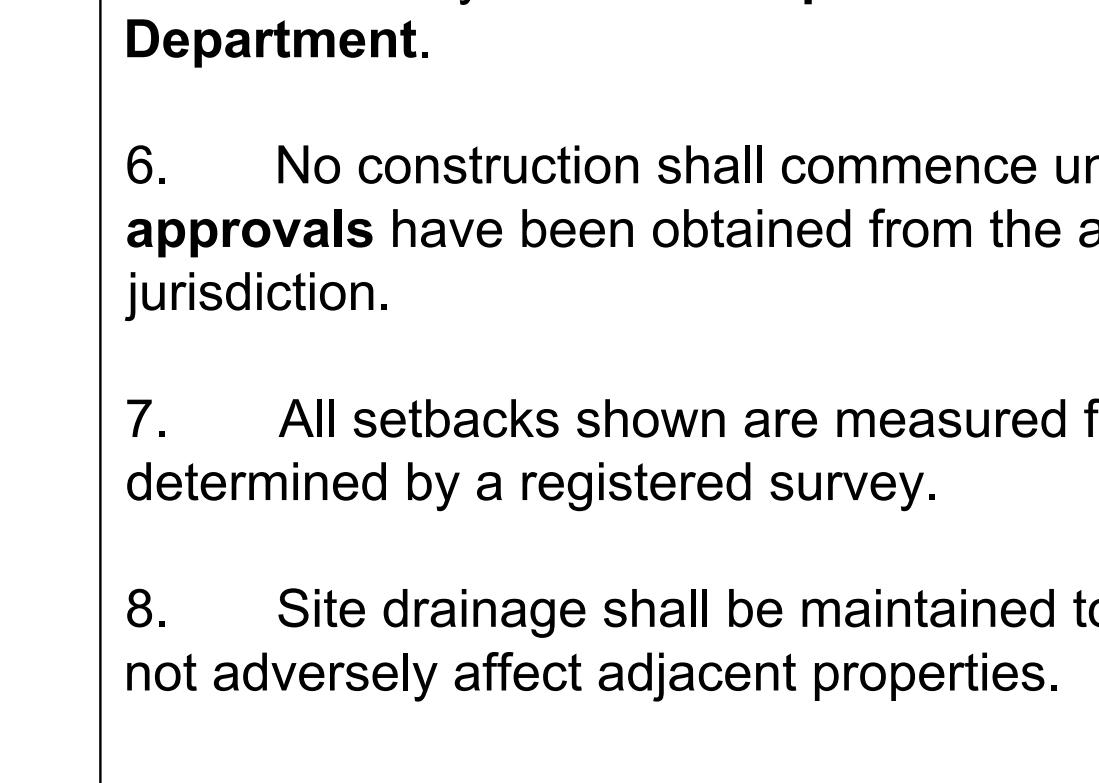
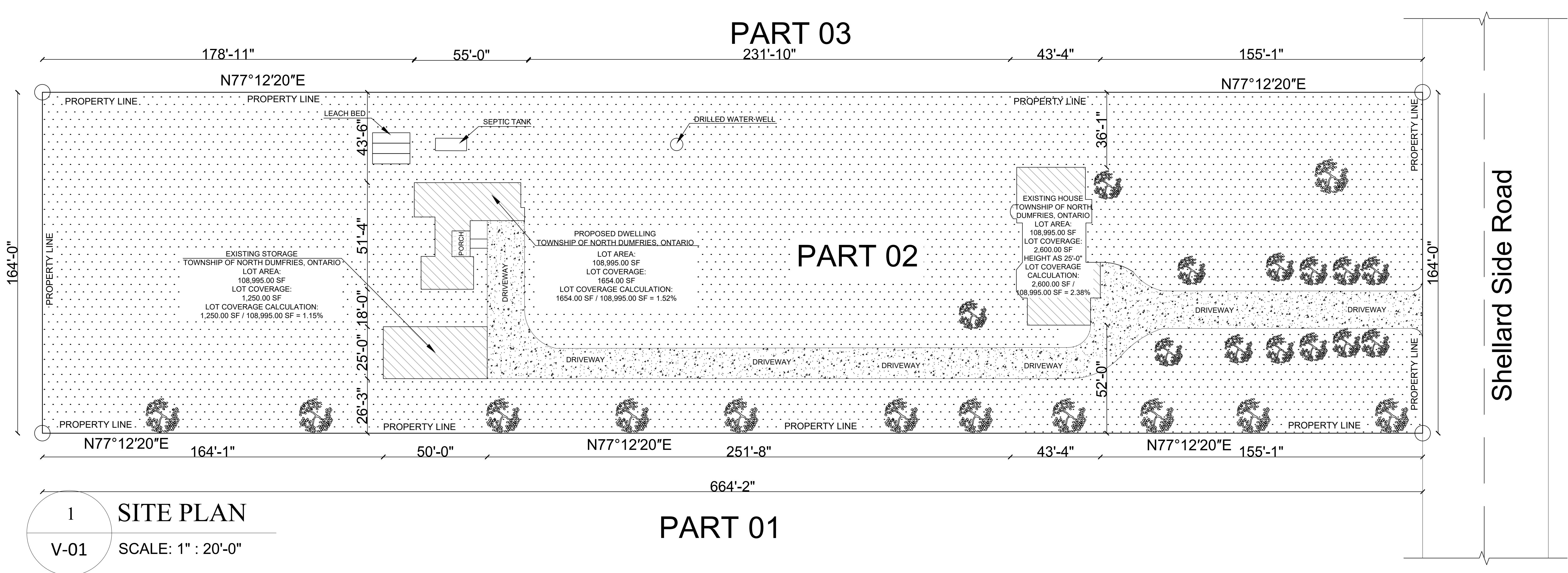


<p><b>PROJECT ADDRESS:</b> 1753 Shellard Side Rd, North Dumfries, ON N1R 5S7, Canada</p> <p><b>PROJECT TYPE:</b> Residential</p> <p><b>Lot Size:</b> 2.5 Acres</p> <p><b>Parcel Number:</b> 038580207</p> <p><b>MUNICIPALITY:</b> Township of North Dumfries, Region of Waterloo, Ontario</p> <p><b>ZONING:</b> Z.1 – Agricultural Zone (Township of North Dumfries Zoning By-law No. 689-83, as amended)</p> <p><b>PERMITTED USE:</b> Agricultural use with single detached dwelling and accessory structures</p> <p><b>EXISTING LAND USE:</b> Rural / Agricultural</p> <p><b>WATER SERVICE:</b> Private well</p>		<p><b>SANITARY SERVICE:</b> Private septic system</p> <p><b>STORMWATER MANAGEMENT:</b> Surface drainage by sheet flow to existing grades</p> <p><b>ROAD ACCESS:</b> Shellard Side Road (rural local road)</p> <p><b>DRIVEWAY ACCESS:</b> Private driveway to Shellard Side Road</p> <p><b>UTILITIES:</b> Existing overhead hydro along Shellard Side Road</p> 	<p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>1. All construction shall conform to the requirements of the <b>Ontario Building Code (OBC)</b>, <b>Ontario Fire Code (OFC)</b>, and all applicable <b>Township of North Dumfries by-laws</b> and regulations.</li> <li>2. All dimensions shown on this plan are in <b>feet</b> unless otherwise noted.</li> <li>3. This site plan is based on available information and is subject to confirmation by a <b>legal land survey</b>.</li> <li>4. The contractor shall verify all existing conditions, dimensions, property lines, and setbacks prior to construction. Any discrepancies shall be reported to the designer before proceeding.</li> <li>5. Zoning information shown on this drawing is subject to confirmation by the <b>Township of North Dumfries Planning Department</b>.</li> <li>6. No construction shall commence until all required <b>permits and approvals</b> have been obtained from the applicable authorities having jurisdiction.</li> <li>7. All setbacks shown are measured from the <b>property lines</b> as determined by a registered survey.</li> <li>8. Site drainage shall be maintained to prevent ponding and shall not adversely affect adjacent properties.</li> <li>9. Stormwater runoff shall be managed by <b>sheetflow to existing grades</b> unless otherwise approved by the Township.</li> <li>10. Water supply to the property shall be provided by a <b>private well</b>.</li> <li>11. Sanitary sewage disposal shall be provided by a <b>private septic system</b>, designed and installed in accordance with applicable regulations.</li> <li>12. All utility services shall be installed in accordance with the requirements of the respective utility authorities.</li> <li>13. Existing utilities shown are approximate. The contractor shall locate and protect all existing underground and overhead utilities prior to construction.</li> <li>14. No changes or modifications to this site plan shall be made without written approval from the designer and the Township of North Dumfries.</li> <li>15. All construction activities shall comply with applicable <b>health and safety regulations</b>.</li> <li>16. The owner is responsible for ensuring compliance with all applicable zoning, building, and environmental regulations.</li> <li>17. Any damage to municipal infrastructure, utilities, or adjacent properties resulting from construction activities shall be repaired at the owner's expense.</li> </ol>	<p>ISSUE FFC:</p> <table border="1"> <tr> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td>01-12-26</td> <td>DO SUBMISSION</td> </tr> <tr> <td colspan="2"> </td> </tr> </table> <p>REVISIONS</p> <table border="1"> <tr> <td>NO.</td> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> <p>Client name: Jonathan Amara</p>	DATE	DESCRIPTION	01-12-26	DO SUBMISSION													NO.	DATE	DESCRIPTION																					
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LOT AREA

IS CERTIFIES THAT THESE PLANS WERE  
EARED UNDER MY DIRECTION AND  
UPERVISION AND, TO THE BEST OF MY  
OWLEDGE, BELIEF, AND PROFESSIONAL  
DGMENT, ARE IN ACCORDANCE WITH THE  
URRENT EDITION OF THE ONTARIO BUILDING  
ODE (OBC), ONTARIO FIRE CODE (OFC),  
PLICABLE ENERGY CONSERVATION  
UIREMENTS, AND ALL RELEVANT  
UNICIPAL BY LAWS AND REGULATIONS OF  
E TOWNSHIP OF NORTH DUMFRIES.

ONTARIO.

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**DRAWING**

**PROPOSED SITE**

**PLAN**

# PROJECT: Residence 753 Shellard Side Rd, North

DATE		01-13-26
PROJECT NO.		
DRAWN BY		
CHECK BY.		
WKG NO.		
V-01		
SCALE	SHT. NO.	
1" : 20'-0"	1	