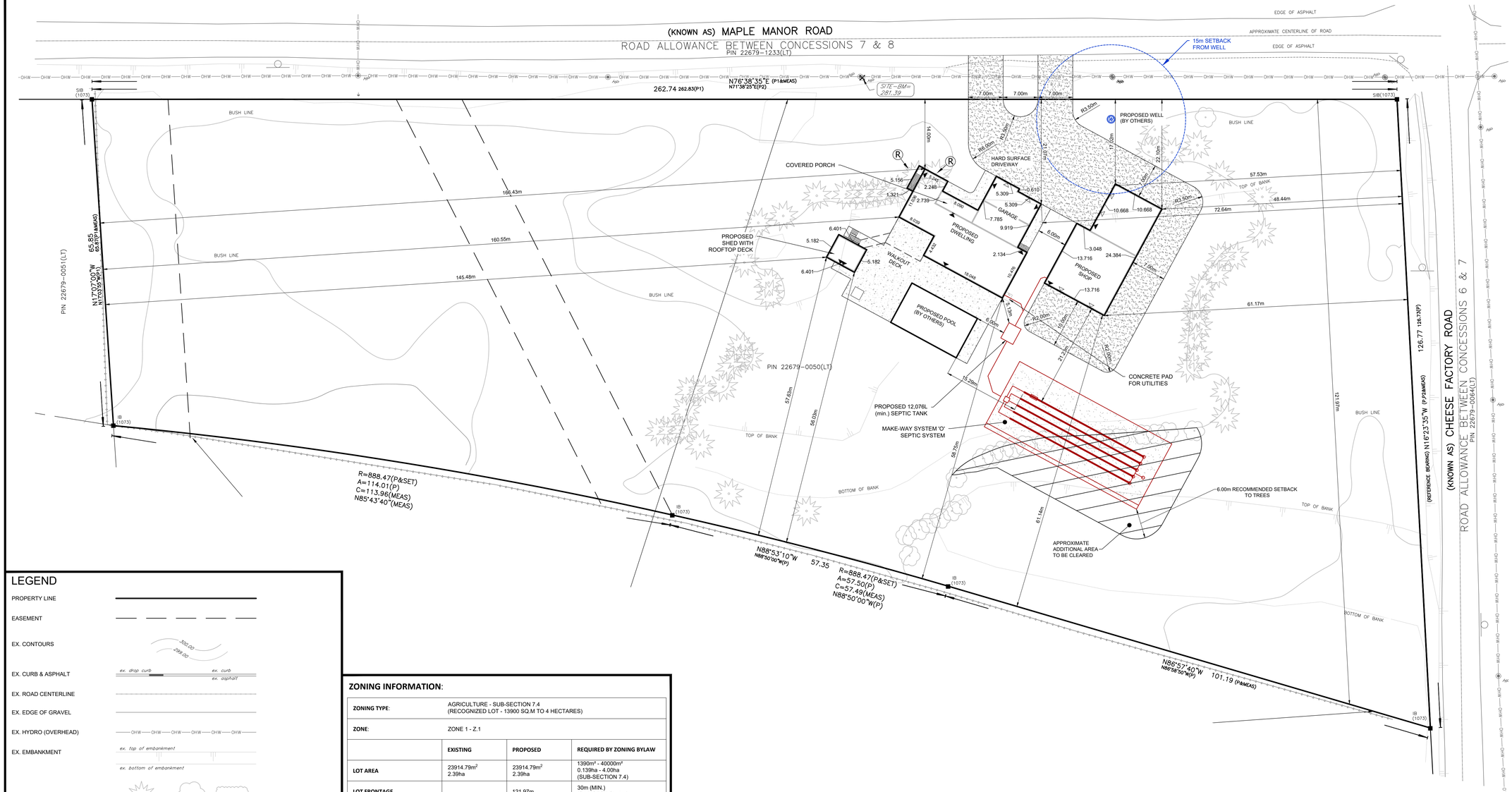


LEGEND

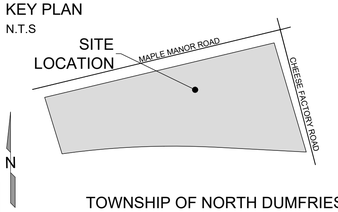
- PROPERTY LINE
- EASEMENT
- EX. CONTOURS (300.00, 299.00)
- EX. CURB & ASPHALT (ex. drop curb, ex. curb, ex. asphalt)
- EX. ROAD CENTERLINE
- EX. EDGE OF GRAVEL
- EX. HYDRO (OVERHEAD)
- EX. EMBANKMENT (ex. top of embankment, ex. bottom of embankment)
- EX. VEGETATION
- PROPOSED BUILDING
- PROPOSED HARD SURFACE
- PROPOSED CONCRETE
- PROPOSED RETAINING WALL
- PROPOSED REMOVALS
- GRCA REGULATION LIMIT
- GRCA REGULATORY FLOODPLAIN

ZONING INFORMATION:

ZONING TYPE:	AGRICULTURE - SUB-SECTION 7.4 (RECOGNIZED LOT - 13900 SQ.M TO 4 HECTARES)		
ZONE:	ZONE 1 - Z.1		
	EXISTING	**PROPOSED**	**REQUIRED BY ZONING BYLAW**
LOT AREA	23914.79m² 2.39ha	23914.79m² 2.39ha	1390m² - 40000m² 0.139ha - 4.00ha (SUB-SECTION 7.4)
LOT FRONTAGE		121.97m	30m (MIN.) (SUB-SECTION 7.4)
RESIDENCE FRONT YARD SETBACK		72.64m	16.0m (MIN. STREET LINE SETBACK)
ACCESSORY BUILDING FRONT YARD SETBACK		48.44m	16.0m (MIN. STREET LINE SETBACK)
REAR YARD DEPTH		160.55m	7.5m (MIN.)
RESIDENCE EXTERIOR SIDE YARD SETBACK		14.00m	16.0m (MIN. STREET LINE SETBACK)
ACCESSORY BUILDING EXTERIOR SIDE YARD SETBACK		17.02m	16.0m (MIN. STREET LINE SETBACK)
RESIDENCE INTERIOR SIDE YARD SETBACK		58.75m	3.0m (MIN.)
ACCESSORY BUILDING INTERIOR SIDE YARD SETBACK		56.03m	GREATER OF 1/2 BUILDING OR 3.0m (MIN.)
LOT COVERAGE		3.05%	
LANDSCAPED OPEN SPACE	100%	92.56%	

KEY PLAN

N.T.S



CONTRACTOR NOTES:

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION. DRAWING SHOULD NOT BE SCALED FOR DIMENSIONS PURPOSES.

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USE EXCEPT FOR THE PURPOSES INDICATED. BEARING AND DISTANCES SHOWN WERE DERIVED FROM REGISTERED PLAN NO. 67R-3554, 58R-100278 AND 67R-2683.

GRIT ENGINEERING INC
133 REGENT STREET, STRATFORD, ON N5A 3W2 www.gritengineering.ca

BENCHMARK (GEODETIC)

ELEVATIONS ARE DERIVED FROM THE CANSEL CANNET REALTIME NETWORK, GEODECTIC NAD83 CSRS(2010)

BENCHMARK (SITE)

SITE BENCHMARK LOCATED TO THE NORTH OF MAPLE MANOR ROAD, MAG NEIL AT HYDRO POLE

ELEVATION: 281.39

No.	ISSUED DESCRIPTION	DATE (YYYY-MM-DD)
1	ISSUED FOR CLIENT REVIEW	2025-04-04
2	ISSUED FOR APPROVAL	2025-04-11
3	REISSUED FOR CLIENT REVIEW	2025-05-06
4	ISSUED FOR MINOR VARIANCE	2025-05-09
5		
6		
7		

PRELIMINARY

CHEESE FACTORY ROAD & MAPLE MANOR ROAD

PROJECT INFORMATION: CHEESE FACTORY ROAD & MAPLE MANOR

CHUCK ASMUSSEN

CLIENT INFORMATION: 1023 MAPLE MANOR, CAMBRIDGE ON

DRAWING NAME: SITE PLAN

PROJECT No: GE25-1092-1

DRAWING No: C200

SCALE: 1 : 400 METRIC (0, 10, 20)

SHEET SET No: 1 OF 3

file: c:\users\jpierce\autodesk\acmaster_gritengineering.sdf\documents_project work\2025\1092-1\cad drawing\7 working drawings\ge25-1092-1-c200.dwg by jpierce saved on 2025-05-09