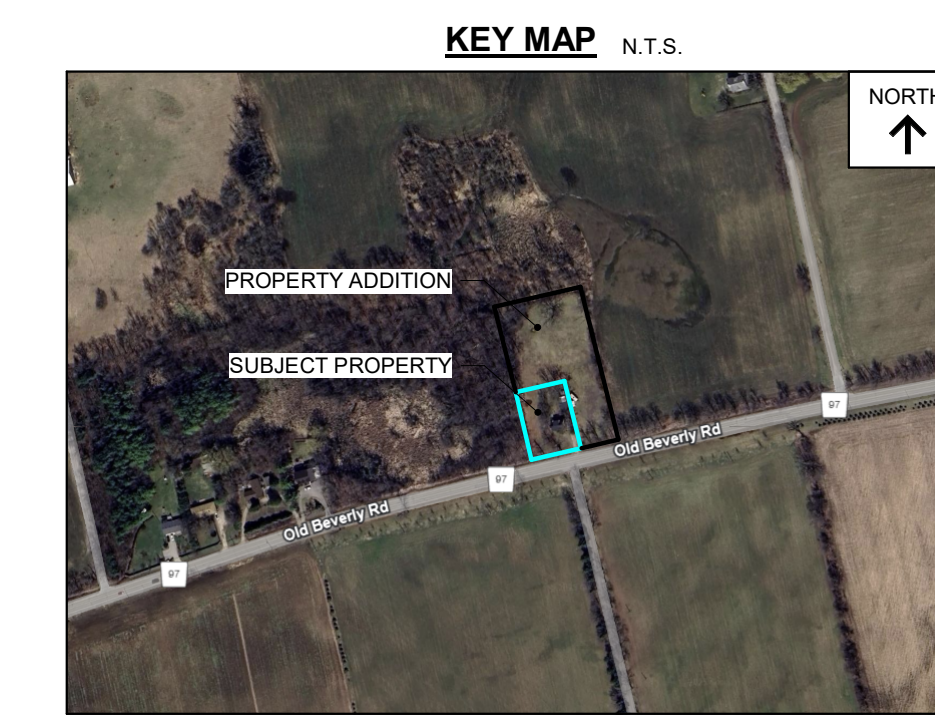




1 SITE PLAN
A1.0 SCALE: 1:150



NOTE:
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 2. ADDITIONAL THIRD PARTIES HAVING JURISDICTION ON THE PROPERTY MAY AFFECT FINAL BUILDING PLACEMENT AND ARE TO BE CONSULTED PRIOR TO CONSTRUCTION. SUCH PARTIES OR STUDIES MAY INCLUDE (BUT ARE NOT LIMITED TO): CONSERVATION AUTHORITIES, SERVICES PROVIDERS, MEDIA, MTO, ENVIRONMENTAL IMPACT AGENCIES, GEO-TECHNICAL (SLOPE STABILITY), EROSION / SEDIMENT, GROUND WATER IMPACT, WELL HEAD PROTECTION, NOISE / VIBRATION, TRAFFIC IMPACT, FUNCTIONAL SERVICES AND ODOR.
 3. IT IS THE OWNERS' / GC RESPONSIBILITY TO CALL FOR EXISTING SERVICE LOCATES PRIOR TO ANY CONSTRUCTION.

NOTES:
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NO.	DATE	DESCRIPTION
1	2025-01-23	ISSUED FOR CLIENT REVIEW

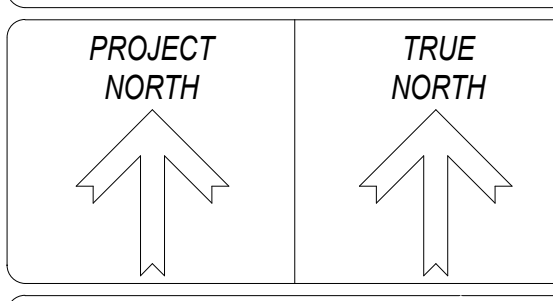
SITE INFORMATION:
1. LEGAL DESCRIPTION:
 PART OF LOT 3
 CONCESSION 9
 GEOGRAPHIC TOWNSHIP OF CAMBRIDGE
 TOWNSHIP OF NORTH DUMFRIES
 REGION OF WATERLOO
2. OFFICIAL PLAN:
 RURAL AREAS - DESIGNATION
 (REFER TO APPLICABLE LAND USE PLANNING AND DESIGNATION FOR DETAILS)
3. ZONING:
 Z1 DESIGNATION, RURAL/AGRICULTURAL
 (REFER TO APPLICABLE AHJ ZONING BY LAW)
4. LEGAL SURVEY INFORMATION PROVIDED BY MARSHALL, MACKLIN AND MANOGHAN O.L.S.

SITE LEGEND

- DECIDUOUS TREE / PLANTING
- CONIFEROUS TREE / PLANTING
- HYDRO POLE
- EXTERIOR DOOR / B.F. ENTRANCE
- OVERHEAD DOOR
- EXTERIOR BUILDING LIGHT
- PROPERTY LINE
- ZONING SETBACKS

ZONING BY-LAW INFORMATION TABLE (Z1)				
	ZONING BY-LAW	EXISTING	PROPOSED	CONFORMS
LOT AREA (MIN.)	350,000 m ² (35 ha)	2,113 m ² (0.21 ha)	8103 m ² (0.81 ha)	NO ¹⁾
LOT FRONTAGE (MIN.)	230 m	40.23 m	73 m	NO ¹⁾
FRONT YARD SETBACK	16.0 m FROM STREET LINE	23.5 m +/-	23.5 m +/-	YES
INT. SIDE YARD SETBACK (E)	3.0 m	1.8 m +/-	35.4 m +/-	YES
INT. SIDE YARD SETBACK (W)	3.0 m	22.77 m +/-	22.77 m +/-	YES
REAR YARD SETBACK	7.5 m	9.25 m +/-	66.70 m +/-	YES
LOT DEPTH (MIN.)	NO PROVISIONS	52.52 m	111 m	N/A
BUILDING FLOOR AREA	NO PROVISIONS	76.8 m ² (826.7 ft ²)	235.7 m ² (2537.2 ft ²)	N/A
GROSS FLOOR AREA	160 m ² (MIN.)	153.6 m ² (1,653.3 ft ²)	161.7 m ² (1,740.4 ft ²)	YES
LOT COVERAGE (ALL BLDGS)	50% (MAX.)	5.6%	2.9%	YES
LOT COVERAGE (ACCESSORY)	10% (MAX.)	2%	0%	YES
BUILDING HEIGHT (MAX.)	3 STOREYS	3 STOREYS	3 STOREYS	YES
LANDSCAPED AREA	NO PROVISIONS	1873 m ² +/-	7763 m ² +/-	N/A
GRANULAR AREA	NO PROVISIONS	115 m ² +/-	103 m ² +/-	N/A

NOTE:
 1. EXISTING SITE CONDITIONS ARE LEGAL NON-CONFORMING



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PROFESSIONAL ENGINEER'S SEAL



CONTRACTOR TO CHECK ALL DIMENSIONS AND ELEVATIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK
 DO NOT SCALE THE DRAWINGS

CLIENT:
 TOBIAS NIEMINEN

LOCATION:
 3320 OLD BEVERLY ROAD, NORTH DUMFRIES, ON

PROJECT NAME:
 NIEMINEN RESIDENTIAL ADDITION

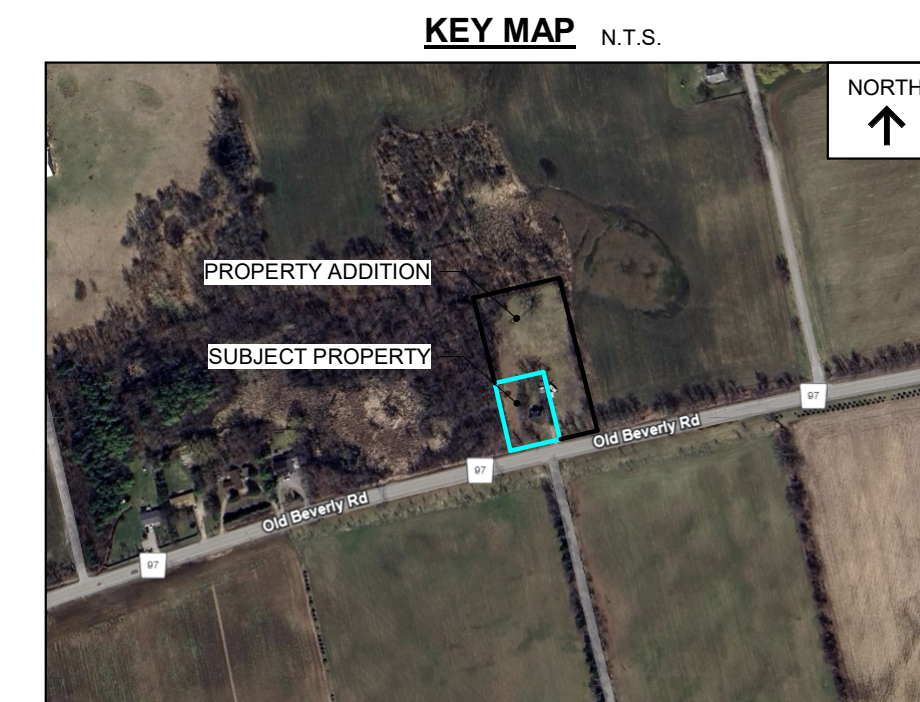
PROJECT STATUS AND VERSION:
 PERMIT DRAWINGS

DESIGNED BY: JFJM
PRINT DATE: JANUARY 23, 2025

PAGE DESCRIPTION:
 SITE PLAN

SCALE:
 AS NOTED

FILE: 8859
PAGE NUMBER:



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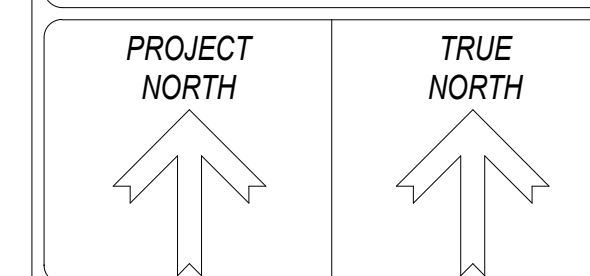
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PROFESSIONAL ENGINEER'S SEAL

STONECREST ENGINEERING INC.
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 PO Box 39, 201-66 Woodstock Street North
 Tavistock, Ontario, N0B 2E0
 519-625-8025 - www.stonecrestengineering.com

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DESIGNED BY: JFJM
PRINT DATE: JANUARY 23, 2025
PAGE DESCRIPTION: SITE PLAN ENLARGED
SCALE: AS NOTED
FILE: 8569
PAGE NUMBER: