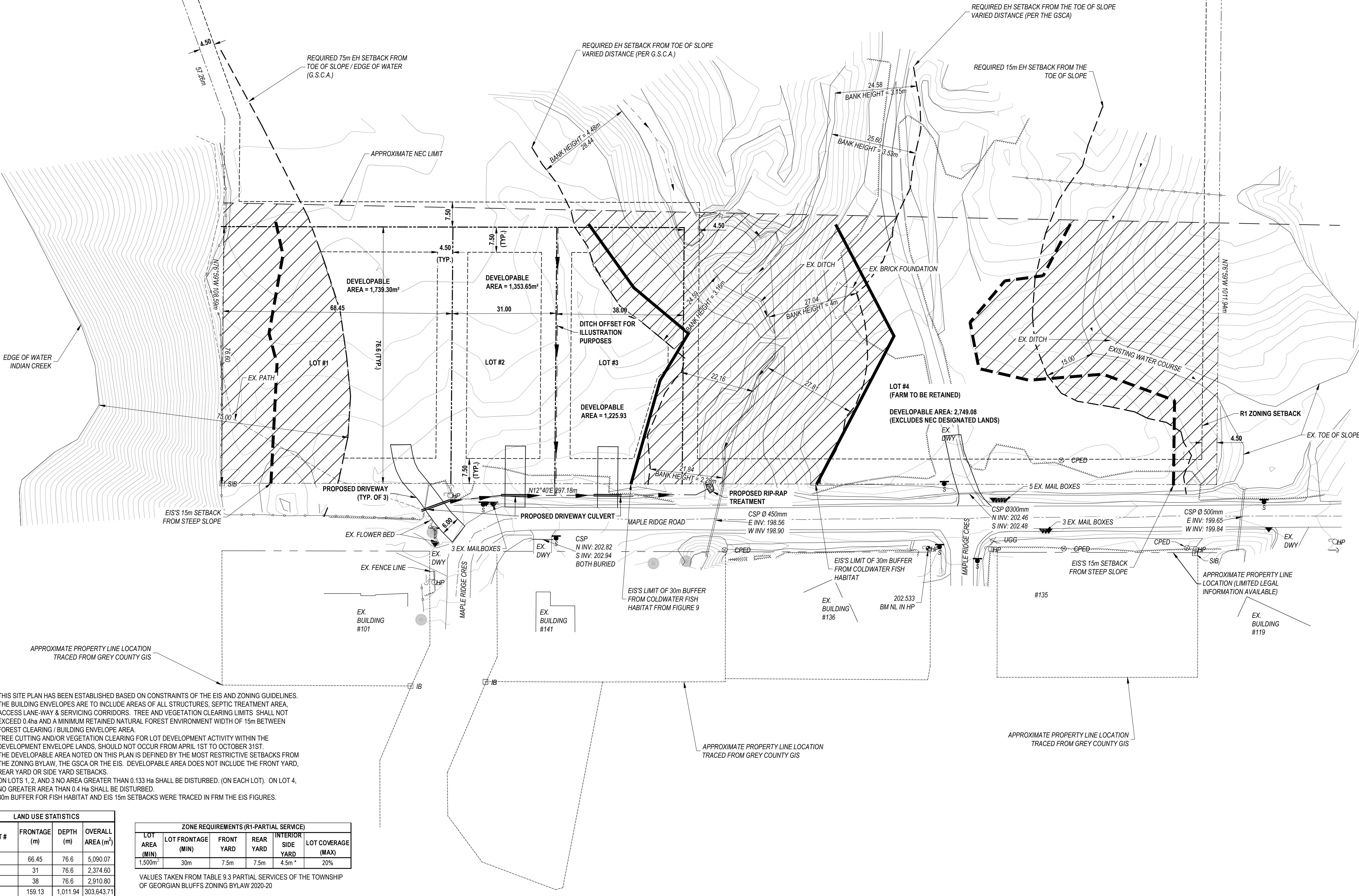




THE CLIENT'S PROPERTY EXTENDS FURTHER
TO THE WEST THAN WHAT IS SHOWN ON THIS
PLAN



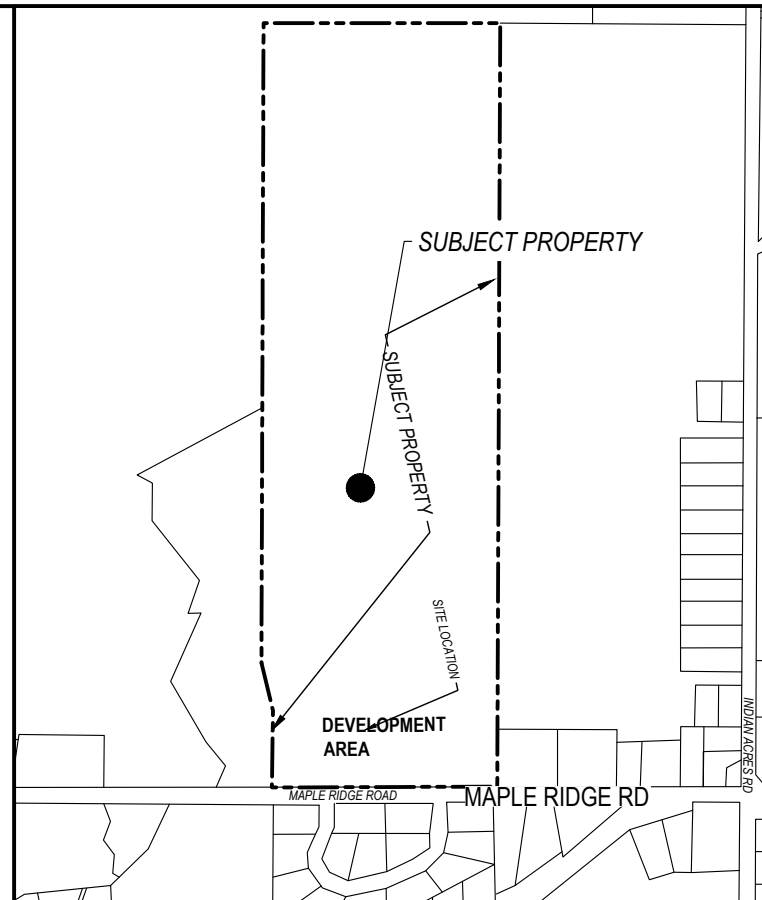
- NOTES:
- THIS SITE PLAN HAS BEEN ESTABLISHED BASED ON CONSTRAINTS OF THE EIS AND ZONING GUIDELINES. THE BUILDING ENVELOPES ARE TO INCLUDE AREAS OF ALL STRUCTURES, SEPTIC TREATMENT AREA, ACCESS LANE-WAY & SERVICING CORRIDORS. TREE AND VEGETATION CLEARING LIMITS SHALL NOT EXCEED 0.4ha AND A MINIMUM RETAINED NATURAL FOREST ENVIRONMENT WIDTH OF 15m BETWEEN FOREST CLEARING / BUILDING ENVELOPE AREA.
 - TREE CUTTING AND/OR VEGETATION CLEARING FOR LOT DEVELOPMENT ACTIVITY WITHIN THE DEVELOPMENT ENVELOPE LANDS, SHOULD NOT OCCUR FROM APRIL 1ST TO OCTOBER 31ST.
 - THE DEVELOPABLE AREA NOTED ON THIS PLAN IS DEFINED BY THE MOST RESTRICTIVE SETBACKS FROM THE ZONING BYLAW, THE GSCA OR THE EIS. DEVELOPABLE AREA DOES NOT INCLUDE THE FRONT YARD, REAR YARD OR SIDE YARD SETBACKS.
 - ON LOTS 1, 2, AND 3 NO AREA GREATER THAN 0.133 Ha SHALL BE DISTURBED. (ON EACH LOT). ON LOT 4, NO GREATER AREA THAN 0.4 Ha SHALL BE DISTURBED.
 - 30m BUFFER FOR FISH HABITAT AND EIS 15m SETBACKS WERE TRACED IN FRM THE EIS FIGURES.

LAND USE STATISTICS			
LOT #	FRONTAGE (m)	DEPTH (m)	OVERALL AREA (m²)
1	66.45	76.6	5,090.07
2	31	76.6	2,374.80
3	38	76.6	2,910.80
4	159.13	1,011.94	303,643.71

ZONE REQUIREMENTS (R1-PARTIAL SERVICE)					
LOT AREA (MIN)	LOT FRONTAGE (MIN)	FRONT YARD	REAR YARD	INTERIOR SIDE YARD	LOT COVERAGE (MAX)
1,500m²	30m	7.5m	7.5m	4.5m *	20%

VALUES TAKEN FROM TABLE 9.3 PARTIAL SERVICES OF THE TOWNSHIP OF GEORGIAN BLUFFS ZONING BYLAW 2020-20

*THE SIDE YARD SETBACK CAN BE REDUCED TO 2m ON ONE SIDE FOR AN ATTACHED GARAGE OR CARPORT .



- KEY PLAN SCALE 1:15000
- LEGEND
- EX. PROPERTY BOUNDARY
 - BUILDING ENVELOPE (R1 PARTIAL SORCES)
 - ROAD CENTRE LINE
 - EDGE OF STREET / DRIVEWAY
 - ZONING BOUNDARY
 - EH SETBACK (GSCA)
 - EX. FENCE
 - EX. CONTOUR LINE
 - EX. TREE LINE
 - EIS 30m BUFFER FOR HABITAT
 - EIS 15m SETBACK FOR SLOPES
 - HP EXISTING HYDRO POLE
 - SIB STANDARD IRON BAR FOUND
 - IB IRON BAR FOUND
 - MAIL BOX
 - ANCHOR
 - NO - DEVELOPMENT AREA

PROPERTY LINE LOCATION TAKEN FROM SKETCH PROVIDED BY MICHAEL D HILLIER (DATED APRIL 21, 2020) LIMITED INFORMATION WAS AVAILABLE TO CONFIRM PROPERTY LIMITS. IT IS HIGHLY RECOMMENDED THAT AN OLS IS EMPLOYED TO CONFIRM PROPERTY LIMITS.

SIDE AND REAR LOT LINES FOR LOTS ON THE SOUTH SIDE OF MAPLE RIDGE CRES. ARE BASED ON GREY COUNTY GIS

REQUIRED EH SETBACKS ARE ESTABLISHED BY THE GREY SAUBLE CONSERVATION AUTHORITY (GSCA) AND VARY DEPENDING ON HEIGHT OF BANK. SEE LETTER DATED NOV. 22, 2019 FOR DETAILS ON REQUIRED SETBACKS. REQUIRED SLOPE IS 3H:1V FROM THE TOE OF SLOPE PLUS 15m OR AS NOTED BY THE GSCA.

TOPOGRAPHIC SURVEY COMPLETED BY SMC GEOMATICS MAY 4-5, 2020.

EIS DETAILS OBTAINED FROM FIGURE 9 PROVIDED VIA EMAILED ON NOV. 23, 2020. EIS LIMITS OVERLAYED WITH PROPERTY LINES. EIS COMPLETED BY AWS

NEC ZONING LIMIT BASED ON GREY COUNTY GIS

CAUTION:
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND 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 DAMAGE TO THEM.

NOV/2021	FOR APPROVAL
DATE	REVISION / ISSUE

SEAL NOT VALID UNLESS SIGNED AND DATED



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SITE PLAN
130 MAPLE RIDGE DR.
GEORGIAN BLUFFS, ON

CLIENT: CHERILYN & BLAIR RADBOURNE			
APPROVED:	DESIGN: L A S	CHECK: L A S	DATE: mm/dd/yy 05/27/20
	DRAWN: W K	SCALE: 1:600	PROJECT NO.: 20005
DESIGN ENGINEER		PROJECT NO.: 20005	
DRAWING NO.:		M20005-SP	