

TOPOGRAPHIC FEATURES ARE BASED ON FIELD SURVEYS CARRIED OUT ON MARCH 03, 2024 BY MONUMENT GEOMATICS. ELEVATIONS ARE BASED ON GEODETIC DATUM (CGVD.78).

HORIZONTAL DATUM IS BASED UTM ZONE 18

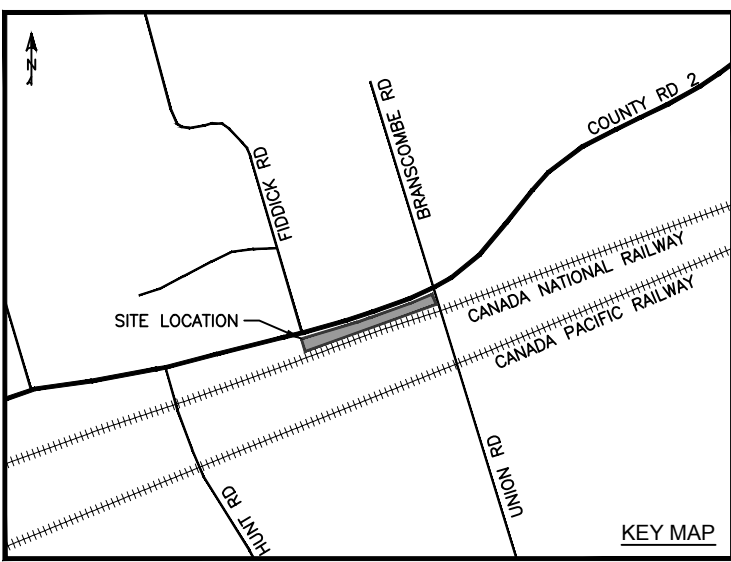
ALL INFORMATION IS TO BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION

ALL DIMENSIONS ARE IN METERS OR MILLIMETERS, UNLESS OTHERWISE NOTED.

PROPERTY BOUNDARIES ARE APPROXIMATE AND DERIVED FROM REGISTERED PLAN: 36R-4373

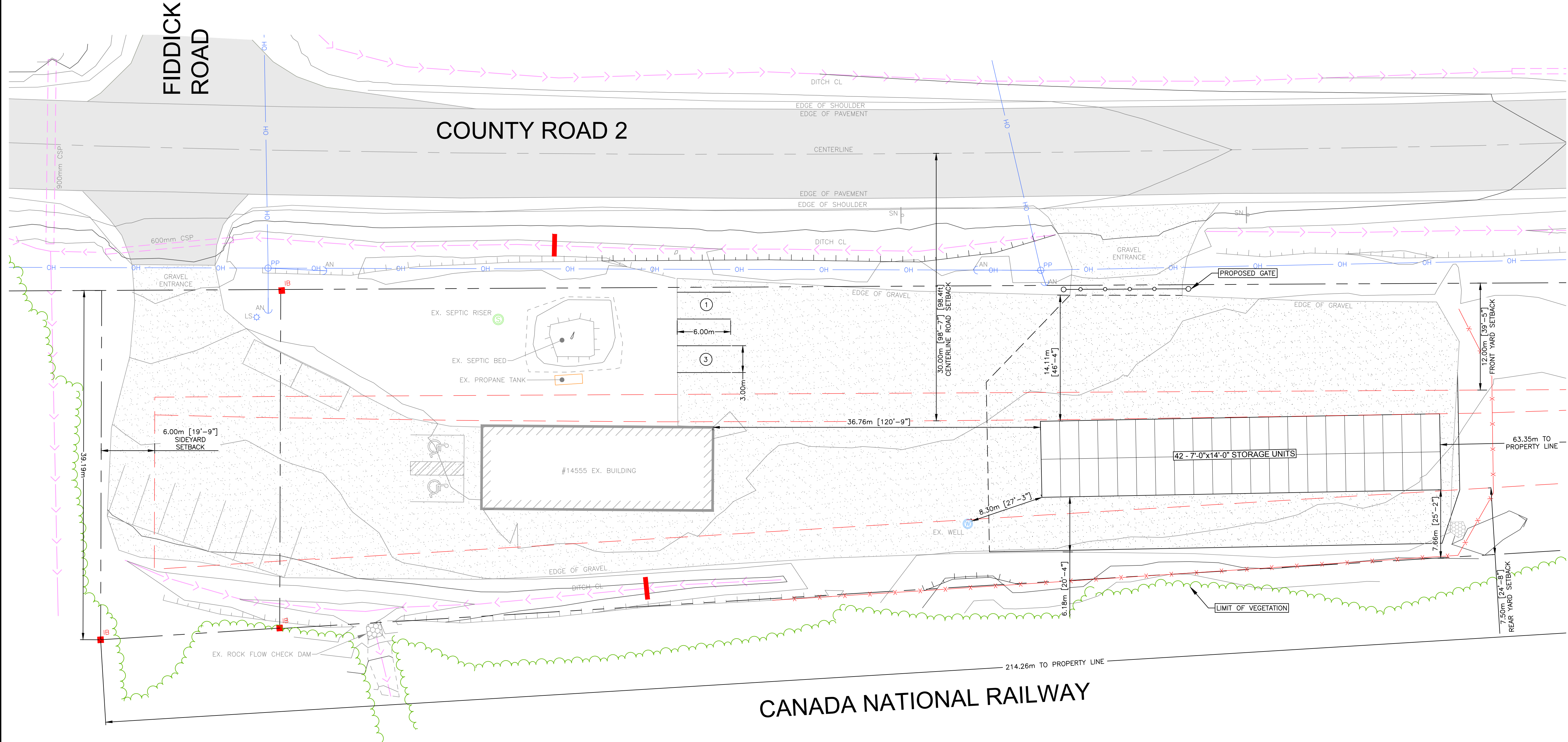
ZONING REQUIREMENTS:  
THE SUBJECT PROPERTY IS ZONED GC (GENERAL COMMERCIAL) AND SHALL FOLLOW CRAMAHE TOWNSHIP ZONING BY-LAW 2008-18.

ZONING SUMMARY	PERMITTED	PROPOSED
MINIMUM LOT AREA:	4600m <sup>2</sup>	7135.8m <sup>2</sup>
MINIMUM LOT FRONTAGE:	30.0m	213.3m
MINIMUM FRONT YARD SETBACK:	12.0m	12.0m
MINIMUM EXTERIOR SIDE YARD SETBACK:	12.0m	12.0m
MINIMUM INTERIOR SIDE YARD SETBACK:	6.0m	6.0m
MINIMUM REAR YARD SETBACK:	7.5m	7.5m
MAXIMUM BUILDING HEIGHT:	11.0m	3.0m
MAXIMUM BUILDING LOT COVERAGE:	40%	11.0%
MINIMUM LANDSCAPE:	5%	37%



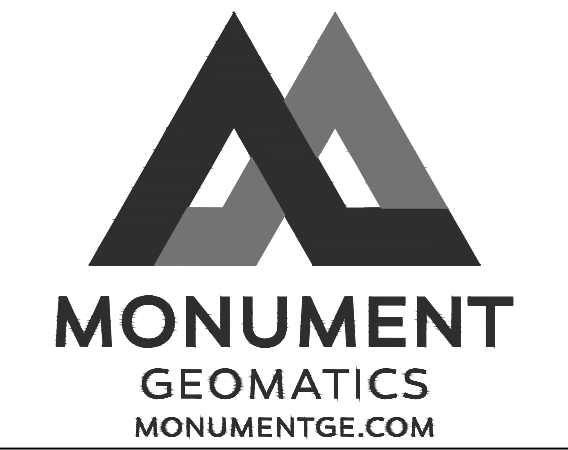
### LEGEND

- EX. CONTROL POINT
- EX. SIB/IB & CM's
- EX. LEGAL LINE
- EX. CULVERT
- EX. ROAD & SIDEWALK
- EX. ROAD SIGN(s)
- EX. SHOULDER
- EX. TOP OF SLOPE
- EX. TOE OF SLOPE
- EX. DITCH or SWALE
- EX. OVERHEAD LINES
- EX. POWER POLE & ANCHOR
- EX. GAS MAIN
- EX. GRAVEL
- EX. TREELINE

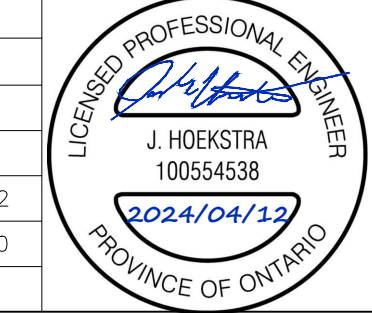


1.	24/04/12	ISSUED FOR SPA APPROVAL	J.H.
NO.	DATE (Y/M/D)	REVISION	BY

NOT FOR CONSTRUCTION



MONUMENT PROJECT No.:	24-0017
DRAWN: T.M.	
DESIGNED: T.M.	
CHECKED: J.H.	
ENGINEER: J.H.	
DATE: 24/04/12	
H SCALE: 1:250	
V SCALE: N/A	



JOHN WEST CONSTRUCTION  
14554 COUNTY ROAD 2  
CRAMAHE, ONTARIO

SITE PLAN

DRAWING No.

SP

