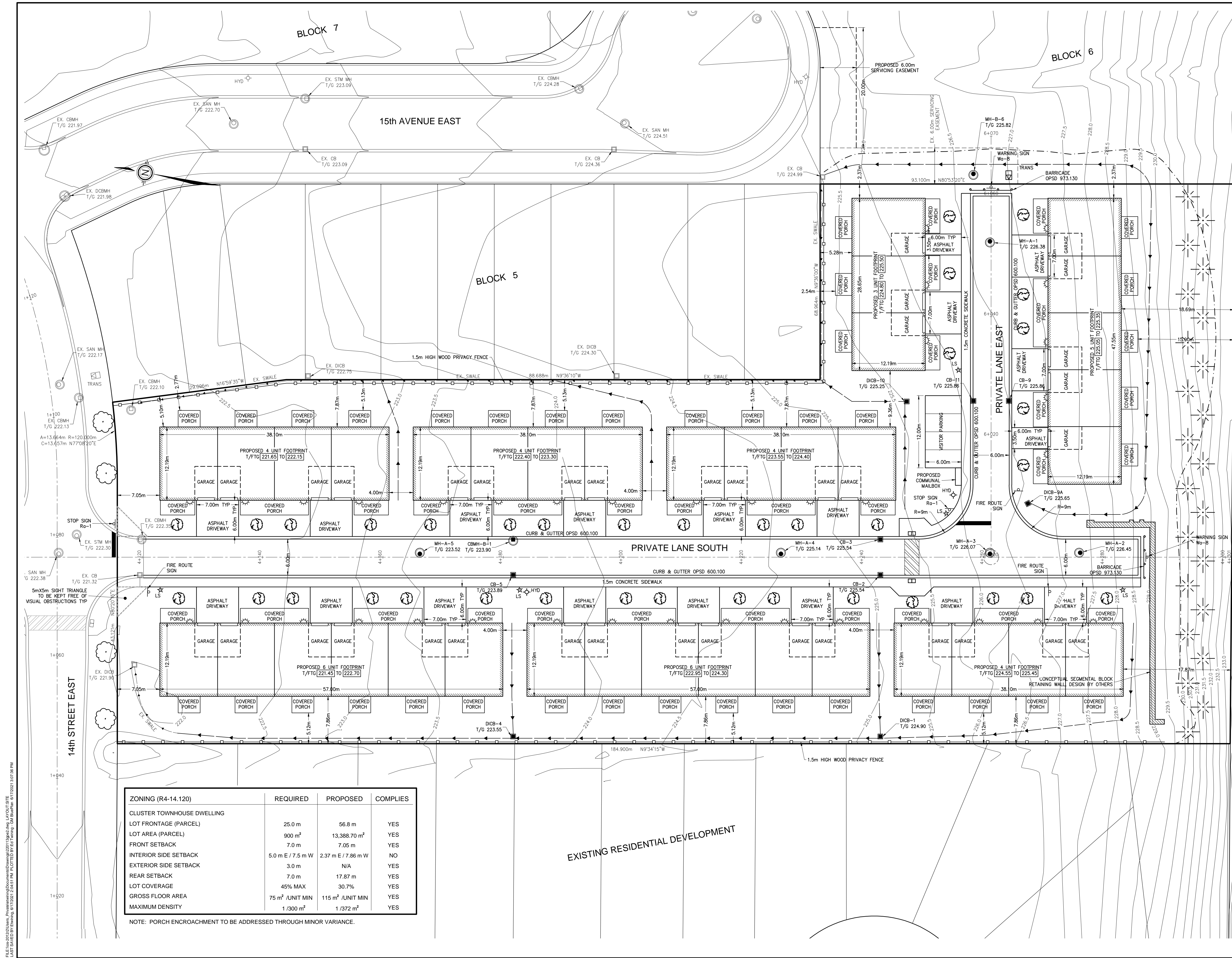


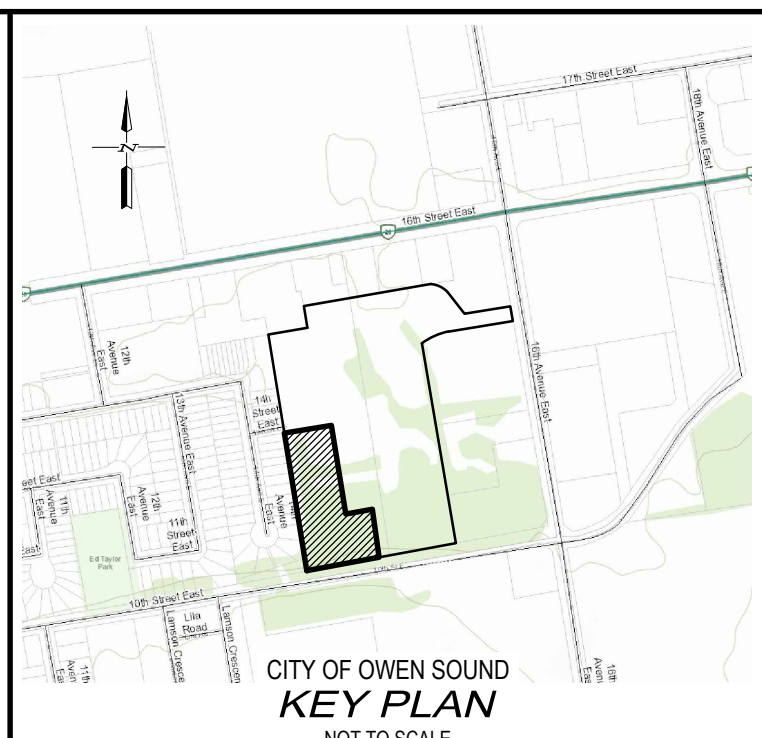
FILE: C:\Users\jbl\Documents\Projects\2021\East Court Residences - Block 4.dwg, 1:300, 14/04/2021
LAST SAVED BY: jbl, 8/7/2021 2:05:51 PM, PLOTTED BY: E.J. Telling, 8/7/2021 3:07:28 PM



ZONING (R4-14.120)	REQUIRED	PROPOSED	COMPLIES
CLUSTER TOWNHOUSE DWELLING			
LOT FRONTAGE (PARCEL)	25.0 m	56.8 m	YES
LOT AREA (PARCEL)	900 m ²	13,388.70 m ²	YES
FRONT SETBACK	7.0 m	7.05 m	YES
INTERIOR SIDE SETBACK	5.0 m E / 7.5 m W	2.37 m E / 7.86 m W	NO
EXTERIOR SIDE SETBACK	3.0 m	N/A	YES
REAR SETBACK	7.0 m	17.87 m	YES
LOT COVERAGE	45% MAX	30.7%	YES
GROSS FLOOR AREA	75 m ² /UNIT MIN	115 m ² /UNIT MIN	YES
MAXIMUM DENSITY	1 /300 m ²	1 /372 m ²	YES

NOTE: PORCH ENCROACHMENT TO BE ADDRESSED THROUGH MINOR VARIANCE.

EXISTING RESIDENTIAL DEVELOPMENT



- NOTES :
- PRIVATE LANE SOUTH AND PRIVATE LANE EAST TO BE 6.0m WIDE EASEMENT TO THE CITY OF OWEN SOUND FOR THE PURPOSE OF WATERMAIN SERVING.
 - NO SNOW STORAGE AREAS ARE PROPOSED ON-SITE. SNOW SHALL BE TRUCKED OFF-SITE AT THE OWNERS EXPENSE.
 - GARBAGE AND RECYCLING TO BE STORED IN THE INDIVIDUAL UNITS. GARBAGE AND RECYCLING COLLECTION SHALL BE COORDINATED AT THE OWNERS EXPENSE.

- LEGEND
- 221.0 — EXISTING GROUND CONTOUR
 - HYD — PROPOSED HYDRANT
 - LS — PROPOSED LIGHT STANDARD
 - TRANS — PROPOSED TRANSFORMER
 - PROPOSED SWALE/DITCH
 - PROPOSED WOOD FENCE
 - PROPOSED BUILDING LIGHT PER ARCHITECTURAL PLANS
 - TYPICAL AUTUMN BLAZE MAPLE PLANTING
 - TYPICAL WHITE CEDAR PLANTING
 - TYPICAL SERVICEBERRY PLANTING

BENCHMARK 1 ELEV. - 223.42m

TOP NUT ON FIRE HYDRANT LOCATED ON THE SOUTHWEST CORNER OF 16th AVENUE EAST AND 14th STREET EAST.

BENCHMARK 2 ELEV. - 220.58m

TOP OF SIB LOCATED ON NORTH EAST CORNER OF PART 1, PLAN 16R-8798.

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND 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 ANY DAMAGE TO THEM.



2	JUN 17/21	RE-ISSUED FOR SITE PLAN APPROVAL	J.B.S.
1	APR 8/21	ISSUED FOR SITE PLAN APPROVAL	J.B.S.
NO.	DATE	REVISION DESCRIPTION	CHKD



GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
1260 - 2ND AVENUE EAST, UNIT 1, OWEN SOUND, ON N4K 2J3
TEL: 519-376-1885 www.blueplan.ca

EAST COURT RESIDENCES - BLOCK 4

CITY OF OWEN SOUND

SITE PLAN

DRAWN BY :	APPROVED BY :	PROJECT NO. :	DRAWING NO. :
E.J.T.	J.B.S.	220113	1
DESIGNED BY :	DATE :	SCALE :	
E.J.T.	MAR 9, 2021	1:300	