



- LEGEND**
- 221.0— EXISTING GROUND CONTOUR

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, WATERMAINS, 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 FULL LIABILITY FOR ANY DAMAGE TO THEM.



1	JUN 22/21	ISSUED FOR SITE PLAN APPROVAL	J.B.S.
NO.	DATE	REVISION DESCRIPTION	CHKD



EAST COURT RESIDENCES

BLOCK 5, PLAN 16M-75

CITY OF OWEN SOUND

SITE PLAN

DRAWN BY : E.J.T.	APPROVED BY : J.B.S.	PROJECT NO. : 220072	DRAWING NO. : 4
DESIGNED BY : E.J.T.	DATE : MAY 28, 2021	SCALE : 1:250	

PART 17				REQUIRED	PROPOSED	COMPLIES	PART 19				REQUIRED	PROPOSED	COMPLIES	PART 22				REQUIRED	PROPOSED	COMPLIES	PART 25				REQUIRED	PROPOSED	COMPLIES
LOT FRONTAGE				5.5 m	15.37 m	YES	LOT FRONTAGE				5.5 m	13.32 m	YES	LOT FRONTAGE				5.5 m	15.37 m	YES	LOT FRONTAGE				5.5 m	12.26 m	YES
LOT AREA				200 m²	443.94 m²	YES	LOT AREA				200 m²	391.61 m²	YES	LOT AREA				200 m²	306.10 m²	YES	LOT AREA				200 m²	398.64 m²	YES
FRONT SETBACK				7.0 m	7.07 m	YES	FRONT SETBACK				7.0 m	8.50 m	YES	FRONT SETBACK				7.0 m	8.64 m	YES	FRONT SETBACK				7.0 m	8.64 m	YES
INTERIOR SIDE SETBACK				N/A	N/A	YES	INTERIOR SIDE SETBACK				1.2 m	1.47 m	YES	INTERIOR SIDE SETBACK				N/A	N/A	YES	INTERIOR SIDE SETBACK				1.2 m	2.85 m	YES
EXTERIOR SIDE SETBACK				3.0 m	3.56 m	YES	EXTERIOR SIDE SETBACK				N/A	N/A	YES	EXTERIOR SIDE SETBACK				N/A	N/A	YES	EXTERIOR SIDE SETBACK				N/A	N/A	YES
REAR SETBACK				7.0 m	7.10 m	YES	REAR SETBACK				7.0 m	7.10 m	YES	REAR SETBACK				7.0 m	7.10 m	YES	REAR SETBACK				7.0 m	7.10 m	YES
LOT COVERAGE				40% MAX	35.6%	YES	LOT COVERAGE				40% MAX	40.3%	NO	LOT COVERAGE				40% MAX	51.6%	NO	LOT COVERAGE				40% MAX	39.6%	YES
PART 18				REQUIRED	PROPOSED	COMPLIES	PART 20				REQUIRED	PROPOSED	COMPLIES	PART 23				REQUIRED	PROPOSED	COMPLIES	PART 26				REQUIRED	PROPOSED	COMPLIES
LOT FRONTAGE				5.5 m	9.42 m	YES	LOT FRONTAGE				5.5 m	12.57 m	YES	LOT FRONTAGE				5.5 m	15.37 m	YES	LOT FRONTAGE				5.5 m	15.37 m	YES
LOT AREA				200 m²	319.28 m²	YES	LOT AREA				200 m²	408.57 m²	YES	LOT AREA				200 m²	306.10 m²	YES	LOT AREA				200 m²	306.10 m²	YES
FRONT SETBACK				7.0 m	9.71 m	YES	FRONT SETBACK				7.0 m	8.64 m	YES	FRONT SETBACK				7.0 m	8.64 m	YES	FRONT SETBACK				7.0 m	8.64 m	YES
INTERIOR SIDE SETBACK				N/A	N/A	YES	INTERIOR SIDE SETBACK				3.0 m	3.15 m	YES	INTERIOR SIDE SETBACK				N/A	N/A	YES	INTERIOR SIDE SETBACK				N/A	N/A	YES
EXTERIOR SIDE SETBACK				N/A	N/A	YES	EXTERIOR SIDE SETBACK				N/A	N/A	YES	EXTERIOR SIDE SETBACK				N/A	N/A	YES	EXTERIOR SIDE SETBACK				N/A	N/A	YES
REAR SETBACK				7.0 m	7.10 m	YES	REAR SETBACK				7.0 m	7.10 m	YES	REAR SETBACK				7.0 m	7.10 m	YES	REAR SETBACK				7.0 m	7.10 m	YES
LOT COVERAGE				40% MAX	49.4%	NO	LOT COVERAGE				40% MAX	35.6%	YES	LOT COVERAGE				40% MAX	51.6%	NO	LOT COVERAGE				40% MAX	51.6%	NO
						PART 21				REQUIRED	PROPOSED	COMPLIES	PART 24				REQUIRED	PROPOSED	COMPLIES	PART 27				REQUIRED	PROPOSED	COMPLIES	
						LOT FRONTAGE				5.5 m	15.37 m	YES	LOT FRONTAGE				5.5 m	10.46 m	YES	LOT FRONTAGE				5.5 m	12.57 m	YES	
						LOT AREA				200 m²	306.10 m²	YES	LOT AREA				200 m²	340.14 m²	YES	LOT AREA				200 m²	408.57 m²	YES	
						FRONT SETBACK				7.0 m	8.64 m	YES	FRONT SETBACK				7.0 m	8.64 m	YES	FRONT SETBACK				7.0 m	8.64 m	YES	
						INTERIOR SIDE SETBACK				N/A	N/A	YES	INTERIOR SIDE SETBACK				1.2 m	1.05 m	NO	INTERIOR SIDE SETBACK				3.0 m	3.15 m	YES	
						EXTERIOR SIDE SETBACK				N/A	N/A	YES	EXTERIOR SIDE SETBACK				N/A	N/A	YES	EXTERIOR SIDE SETBACK				N/A	N/A	YES	
						REAR SETBACK				7.0 m	7.10 m	YES	REAR SETBACK				7.0 m	7.10 m	YES	REAR SETBACK				7.0 m	7.10 m	YES	
						LOT COVERAGE				40% MAX	51.6%	NO	LOT COVERAGE				40% MAX	46.4%	NO	LOT COVERAGE				40% MAX	35.6%	YES	

FILE: I:\os-2012\Users_Private\etwining\Documents\Drawings\220072spec1.dwg LAYOUT: BLOCK 5 SITE
LAST SAVED BY: Etwining, 6/22/2021 2:40:51 PM PLOTTED BY: Ed Twining - GM BluePlan 6/22/2021 2:56:50 PM