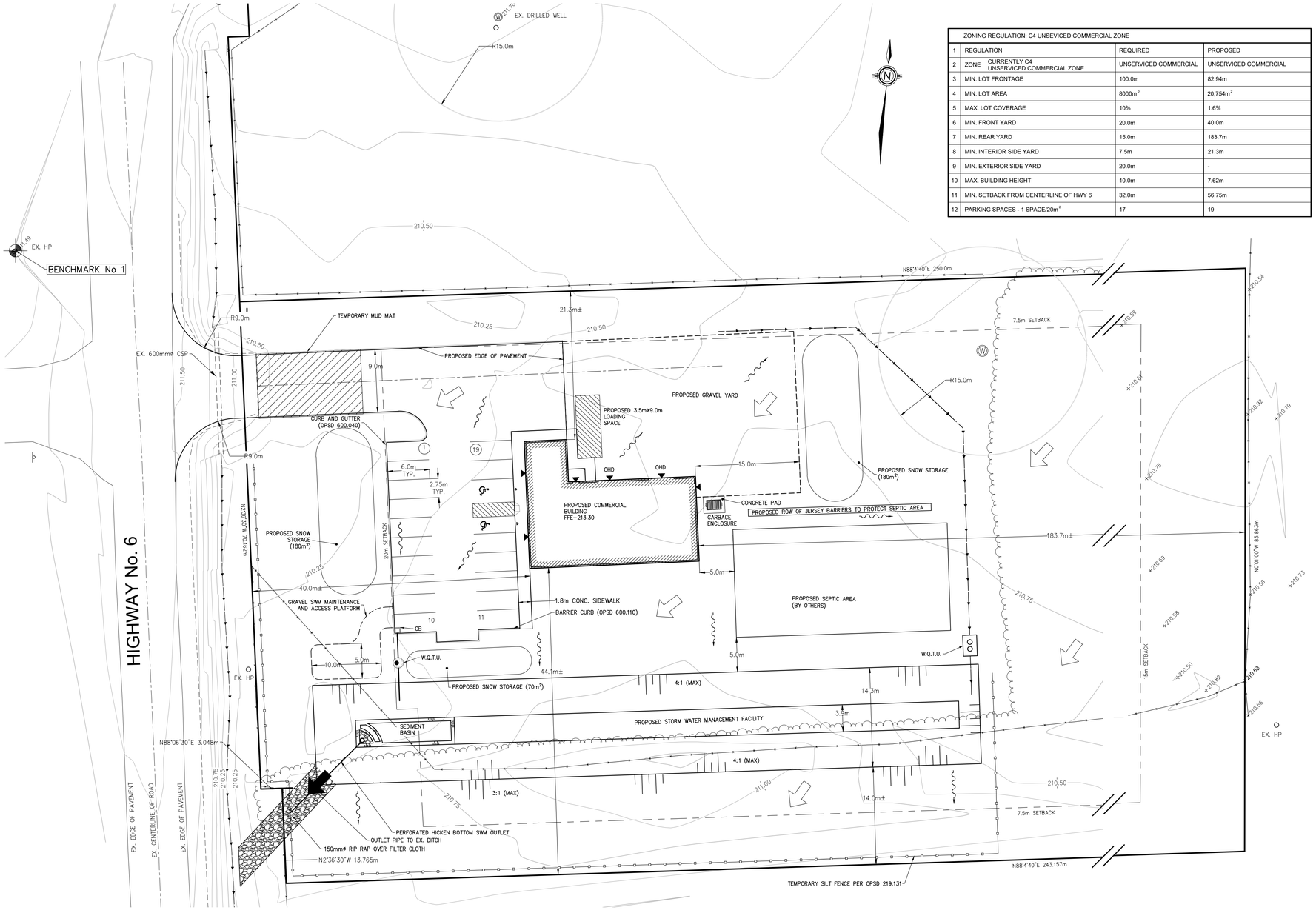


	ZONING REGULATION: C4 UNSEVICED COMMERCIAL ZONE		
1	REGULATION	REQUIRED	PROPOSED
2	ZONE CURRENTLY C4 UNSERVICED COMMERCIAL ZONE	UNSERVICED COMMERCIAL	UNSERVICED COMMERCIAL
3	MIN. LOT FRONTAGE	100.0m	82.94m
4	MIN. LOT AREA	8000m²	20,754m²
5	MAX. LOT COVERAGE	10%	1.6%
6	MIN. FRONT YARD	20.0m	40.0m
7	MIN. REAR YARD	15.0m	183.7m
8	MIN. INTERIOR SIDE YARD	7.5m	21.3m
9	MIN. EXTERIOR SIDE YARD	20.0m	-
10	MAX. BUILDING HEIGHT	10.0m	7.62m
11	MIN. SETBACK FROM CENTERLINE OF HWY 6	32.0m	56.75m
12	PARKING SPACES - 1 SPACE/20m²	17	19



TOWNSHIP OF GEORGIAN BLUFFS

KEY PLAN

NOT TO SCALE

NOTES :

1. TOPOGRAPHIC SURVEY COMPLETED BY GM BLUEPLAN ON MAY 05, 2023.
2. ALL DIMENSIONS AND ELEVATIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
3. PROPERTY BOUNDARIES PER PLAN OF SURVERY OF CON 20, LOT 1, REGISTERED PLAN No. 16R4205, TOWNSHIP OF GEORGIAN BLUFFS, COUNTY OF GREY. COMPLETED BY GORDON W. HARWOOD LTD, DATED FEB. 13, 1990

LEGEND:

- EXISTING CONDITIONS ELEVATION × 215.90
- AS RECORDED ELEVATION 214.98
- PROPOSED ELEVATION 214.98
- PROPOSED ELEVATION BELOW DECK 214.98
- EXISTING FENCELINE
- BUILDING SETBACK
- EXISTING SWALE
- SWALE DRAINAGE
- SURFACE DRAINAGE
- PROPOSED BUILDING ACCESS
- EXISTING OVERLAND DRAINAGE
- OVERLAND SPILL LOCATION
- W.Q.T.U. - WATER QUALITY TREATMENT UNIT

NOTE: ELEVATION IN METRES.

BENCH MARKS :

BENCHMARK No. 1 - ELEV = 211.49
TOP OF NAIL IN HYDRO POLE WEST OF NORTHWEST CORNER OF SUBJECT PROPERTY ON WEST SIDE OF HIGHWAY No. 6. (AS SHOWN)

PRELIMINARY

NOT FOR CONSTRUCTION

No.	DATE	REVISION DESCRIPTION	CHECKED

DISCLAIMER:

THIS IS NOT A LEGAL PLAN. LEGAL BOUNDARY INFORMATION BASED ON REGISTERED PLAN 16R4205. WHICH MAY NOT BE COMPLETE OR FINAL. CONTRACTOR TO REFER TO ORIGINAL PLAN TO VERIFY ALL INFORMATION.

ALL BUILDINGS, STRUCTURES AND UNDERGROUND INSTALLATIONS (HYDRO, GAS, SEWAGE SYSTEM ETC.) COMPONENTS ARE TO BE PINNED AND VERIFIED BY AN ONTARIO LAND SURVEYOR (OLS) PRIOR TO CONSTRUCTION TO ENSURE ALL REQUIRED SETBACKS ARE MAINTAINED IN ACCORDANCE WITH MUNICIPAL STANDARDS, ZONING BY-LAWS AND THE ONTARIO BUILDING CODE (OBC 2012).

BluePlan ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA

1260 - 2ND AVENUE EAST, UNIT 1, OWEN SOUND, ON N4K 2J3

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223137
COMMERCIAL DEVELOPMENT SITE PLAN

CON 20 PT LOT 1
RP16R4205 PART 5
Township of Georgian Bluffs

Drawn by:	RJW	Approved by:	DDH	Project No.:	223137
Designed by:	BRS	Date:	JUNE 14, 2023	Scale:	1:300