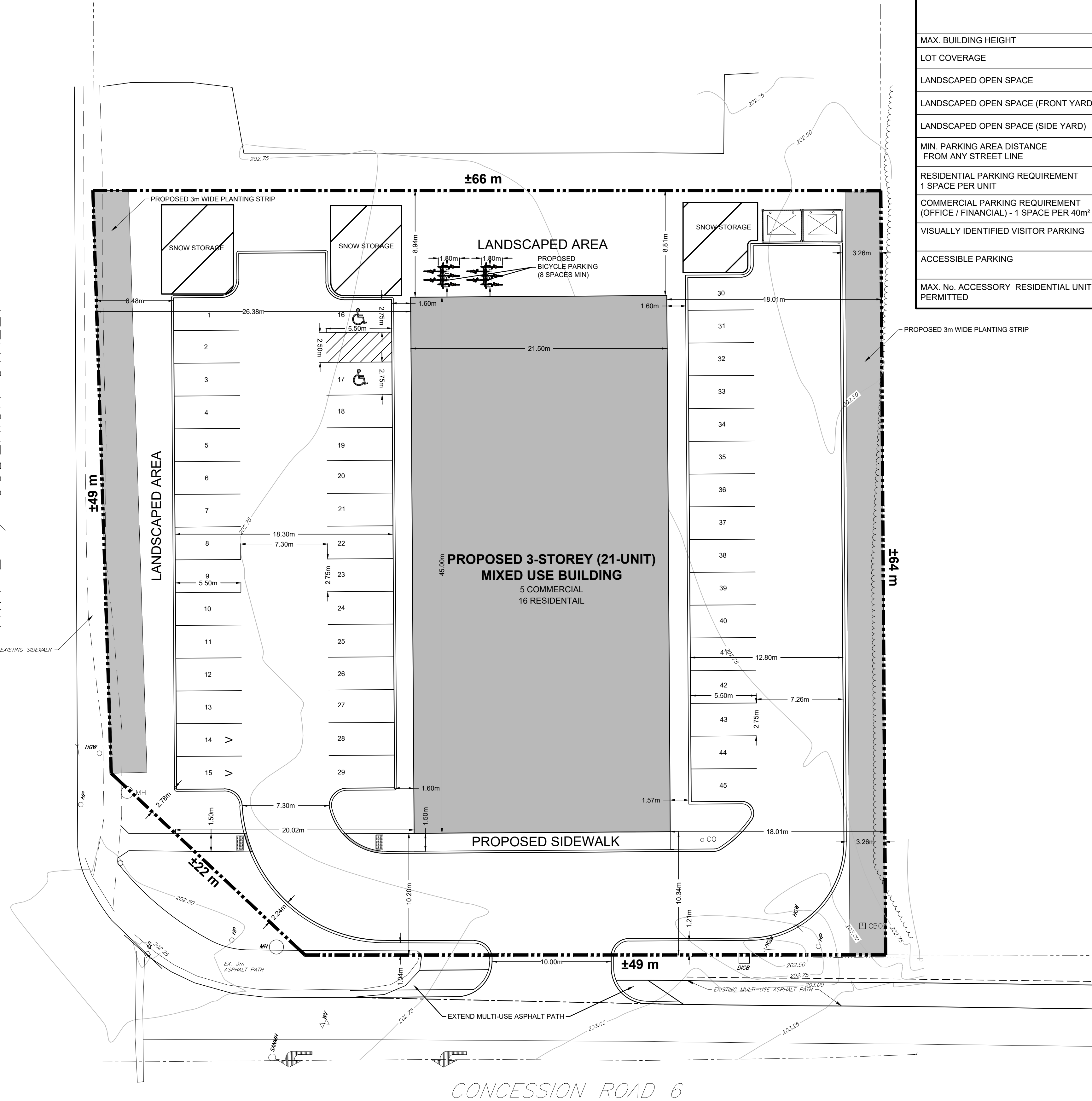


LEGEND	
---	SITE BOUNDARY
---	EDGE OF EXISTING PAVEMENT
---	EDGE OF EXISTING GRAVEL
---	PROPOSED SANITARY SEWER
---	EXISTING SANITARY SEWER
---	PROPOSED STORM SEWER
---	EXISTING STORM SEWER
---	PROPOSED SUBDRAIN
---	PROPOSED WATERMAIN
---	EXISTING WATERMAIN
---	PROPOSED SANITARY SERVICE
---	PROPOSED WATER SERVICE
---	EXISTING UNDERGROUND TV CABLE
---	EXISTING UNDERGROUND GAS LINE
---	EXISTING UNDERGROUND HYDRO CABLE
---	EXISTING UNDERGROUND TELEPHONE CABLE
●	SANMH
○	STN MH
○	STN MH
○	STN MH
○	CBMH
○	ICBMH
○	TICB
○	CB
○	DICB
○	CO
○	CSV
○	STM
○	HYD
○	HP
○	HP
○	CATV
○	BPED
○	SB
○	IR
○	EXISTING DECIDUOUS TREE
○	EXISTING CONIFEROUS TREE
○	EXISTING GAS MARKER
○	EXISTING WELL
○	BENCHMARK
○	BOREHOLE
○	PROPOSED ELEVATION
○	EXISTING ELEVATION
○	ASPHALT REMOVAL
○	PROPOSED GATE VALVE
○	EXISTING GATE VALVE
○	PROPOSED ILLUMINATION

HWY 21 / GODERICH STREET

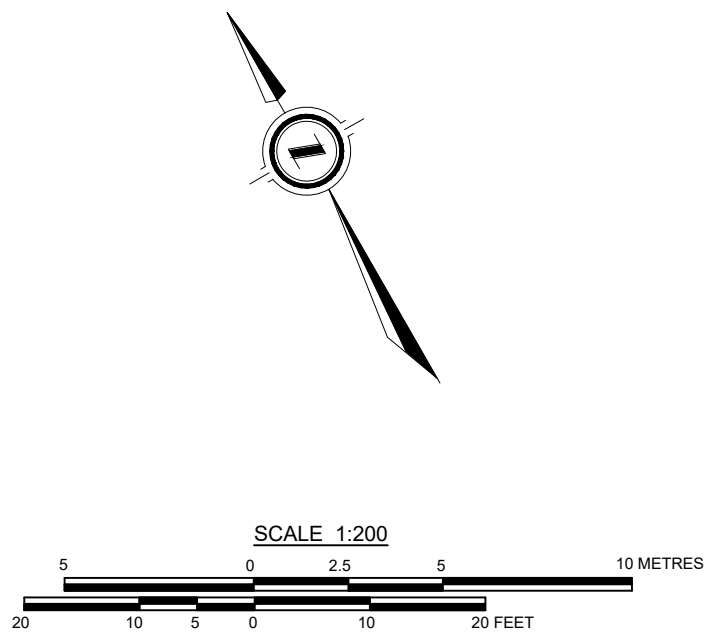


PROPOSED TOWNHOUSE DEVELOPMENT DEVELOPMENT STATISTICS		
PROPOSED USE: MIXED USE ZONE: HIGHWAY COMMERCIAL (HC)		
REGULATION	REQUIRED	PROVIDED
MIN. LOT AREA	1000m <sup>2</sup>	4070.06m <sup>2</sup>
MIN. LOT FRONTAGE (CONCESSION 6)	30 m	48 m
MIN. FRONT YARD	10 m	10 m
MIN. EXTERIOR SIDE YARD (HWY 21)	10 m	27 m
MAX. EXTERIOR SIDE YARD (HWY 21)	20 m	27 m
MIN. REAR YARD	10.0m	8 m
MIN. INTERIOR SIDE YARD	10m ABUTTING RESIDENTIAL 4.5m ABUTTING OTHER USES	18m
MAX. BUILDING HEIGHT	10 m	±10 m
LOT COVERAGE	35% MAX	23.77%
LANDSCAPED OPEN SPACE	30% LOT AREA (MIN)	34.67% (1411.09m <sup>2</sup> )
LANDSCAPED OPEN SPACE (FRONT YARD)	15% (MIN)	4.58% (186.26m <sup>2</sup> )
LANDSCAPED OPEN SPACE (SIDE YARD)	-	14.38% (585.23m <sup>2</sup> )
MIN. PARKING AREA DISTANCE FROM ANY STREET LINE	3 m	2 m
RESIDENTIAL PARKING REQUIREMENT 1 SPACE PER UNIT	16 SPACES	16 SPACES
COMMERCIAL PARKING REQUIREMENT (OFFICE / FINANCIAL) - 1 SPACE PER 40m <sup>2</sup>	25 SPACES	25 SPACES
VISUALLY IDENTIFIED VISITOR PARKING	2 SPACES	2 SPACES
ACCESSIBLE PARKING	2 SPACES	2 SPACES
MAX. No. ACCESSORY RESIDENTIAL UNITS PERMITTED	1 UNIT	16 UNITS

CAUTION:  
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

#### Notes

- TOPOGRAPHICAL INFORMATION DERIVED FROM TOPOGRAPHICAL SURVEY BY COBIDE ENGINEERING INC. COMPLETED ON JANUARY 17, 2024.
- PROPERTY BOUNDARY APPROXIMATED AND DRAWN FROM BRUCE COUNTY GIS MAPPING.
- MATERIALS AND COMPACTION TESTING TO BE COMPLETED BY A QUALIFIED GEOTECHNICAL CONSULTANT. PAVEMENT DESIGN TO BE REVIEWED AND CONFIRMED AT TIME OF CONSTRUCTION.
- CONTRACTOR TO SUBMIT PROOF OF INSURANCE AND WSIB CLEARANCE CERTIFICATE PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION TO BE COMPLETED IN ACCORDANCE TO THE MUNICIPAL STANDARDS OF SAUGEEN SHORES.
- CONTRACTOR TO OBTAIN A COPY OF THE MOST CURRENT VERSION OF THE MUNICIPAL SITE SERVICING STANDARDS PRIOR TO CONSTRUCTION.
- THIS IS A CONCEPTUAL DRAWING AND MAY NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS STAMPED ISSUED FOR CONSTRUCTION.



#### Benchmark Information

No.	DATE	DESCRIPTION	BY	APPD
5	APR 01/25	SITE PLAN SUBMISSION	JHL	TLB
4	MAR 25/25	SITE PLAN SUBMISSION	JHL	TLB
3	FEB 10/25	SITE PLAN SUBMISSION	JHL	TLB
2	JAN 28/25	CONCEPTUAL SUBMISSION	JHL	TLB
1	NOV 11/24	CONCEPTUAL SUBMISSION	JHL	TLB
0	JULY 10/24	CONCEPTUAL SUBMISSION	CJLB	TLB

#### REVISION / ISSUE

Seal not valid unless signed and dated



Title:  
**5094 HIGHWAY 21  
CONCESSION 12 S, PART OF LOT 9  
SAUGEEN SHORES  
GEOGRAPHIC TOWN OF PORT ELGIN**

Client:	BUTTENNAAR	
Design:	JHL	Scale: 1:200
Drawn:	JHL	Approved:
Checked:	TLB	
Date:	FEBRUARY 2025	Design Engineer
DRAWING No.	05022-SP1	