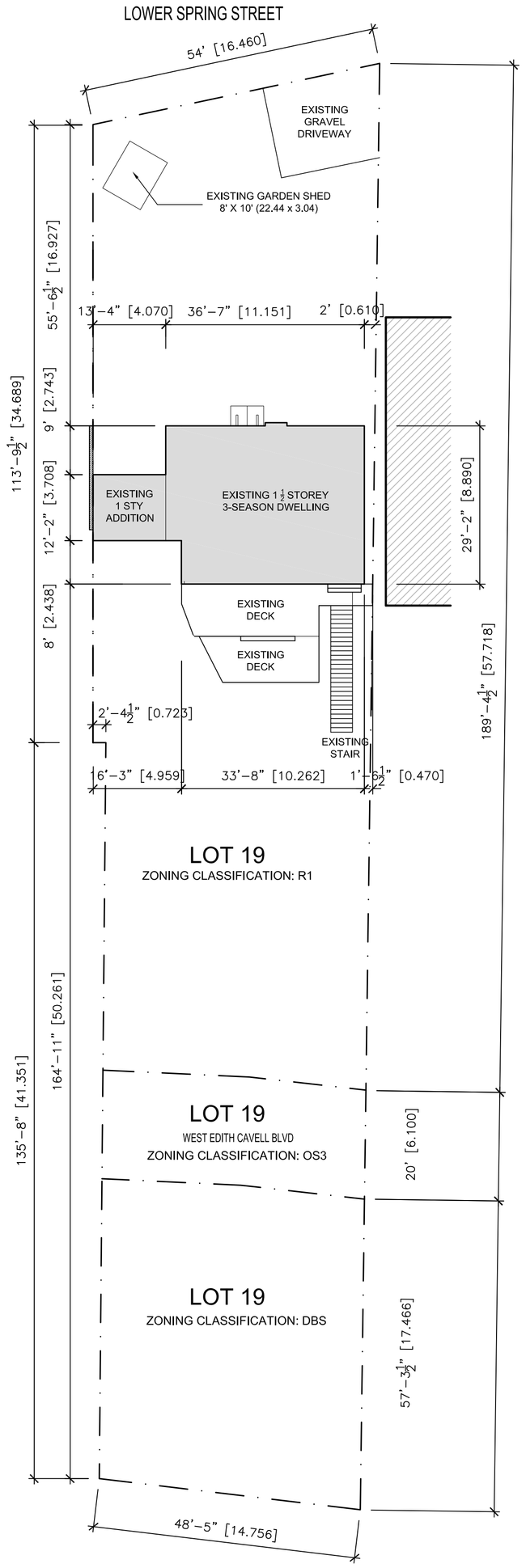
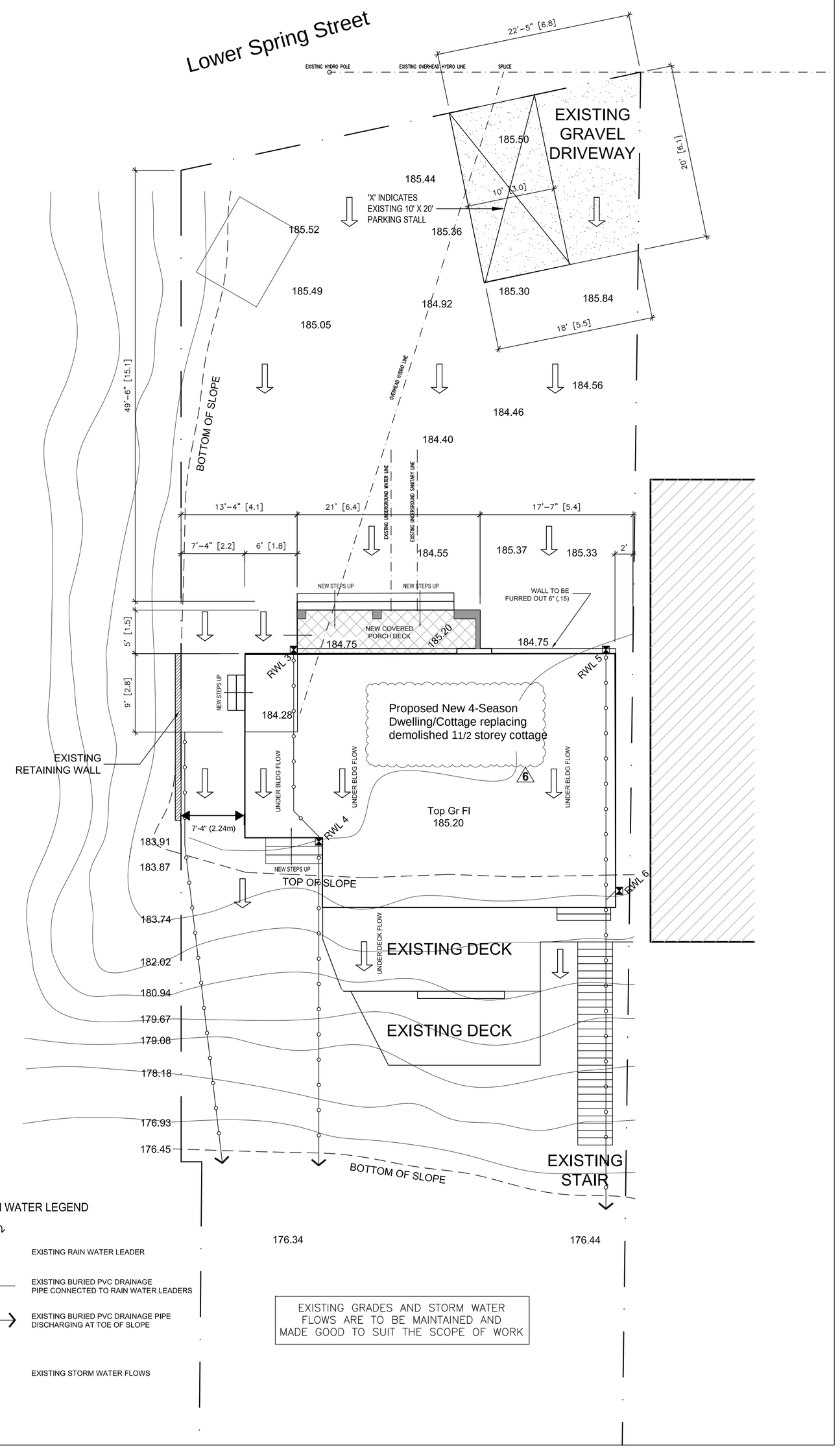
Municipality of Central Elgin
Received
Dated: April 27, 2026



SURVEY DATA TAKEN FROM:
REGISTERED PLAN 160
PARTS OF
LOTS 19 & 20
AND PART OF
LAKE BEACH
VILLAGE OF PORT STANLEY
COUNTY OF ELGIN
DONALD HOUGHTON, OLS, ST. THOMAS 1989

1 SP1 EXISTING SITE PLAN
1:200



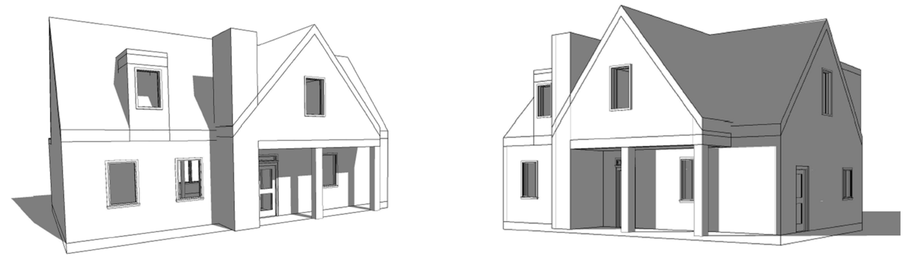
STORM WATER LEGEND

- RWL 2 — EXISTING RAIN WATER LEADER
- EXISTING BURIED PVC DRAINAGE PIPE CONNECTED TO RAIN WATER LEADERS
- EXISTING BURIED PVC DRAINAGE PIPE DISCHARGING AT TOE OF SLOPE
- EXISTING STORM WATER FLOWS

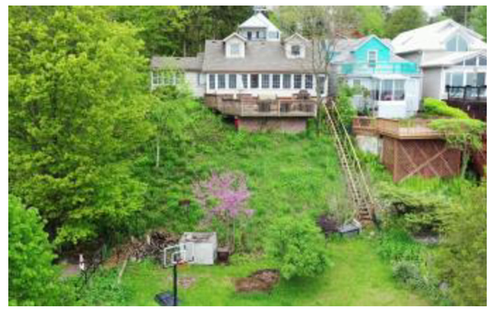
EXISTING GRADES AND STORM WATER FLOWS ARE TO BE MAINTAINED AND MADE GOOD TO SUIT THE SCOPE OF WORK

2 SP1 PROPOSED LOCAL SITE PLAN
1:100

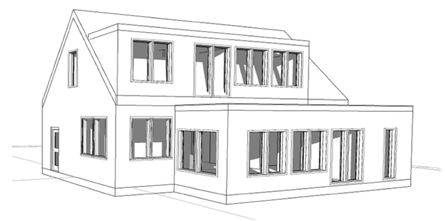
EXISTING VIEW FROM LOWER SPRING STREET



PROPOSED 3D VIEWS FROM LOWER SPRING ST



EXISTING VIEW FROM LAKE ERIE



PROPOSED 3D VIEW FROM LAKE ERIE

PROPOSED SITE PLAN (R1 ZONE)

Topograhic Data taken from SLOPE REVIEW BY LDS CONSULTANTS (JUNE 15, 2022)

ZONING DATA
ZONING CLASSIFICATION: R1

	ALLOWED / REQ.	PROPOSED
LOT AREA (R1/OS3/DBS)	12,920 sq.ft. (1,200.68 sq.m.)	
MIN LOT DEPTH	100' (30.48 m)	266'-8" (81.28 m)
MIN LOT FRONTAGE	40' (12.19 m)	54' (16.46 m)
MIN FLOOR AREA	750 sq.ft. (69.68 sq.m.)	1,990 sq.ft. (184.87 sq.m.)
PROPOSED GROUND FLOOR GFA		1,172 sq.ft. (108.88 sq.m.)
PROPOSED 2nd FLOOR GFA		818 sq.ft. (75.99 sq.m.)
MAX FLOOR AREA RATIO	40% of Lot Area (480.10 sq.m.)	1,990 sq.ft. (184.87 sq.m.) = 15%
MAX LOT COVERAGE	25% (285.97 sq.m.)	1,792 sq.ft. (166.47 sq.m.) = 14%
EXISTING GARDEN SHED		80 sq.ft. (7.43 sq.m.)
EXISTING DECKS		433 sq.ft. (40.23 sq.m.)
PROPOSED DWELLING		1,172 sq.ft. (108.88 sq.m.)
PROPOSED FRONT PORCH		106.66 sq. ft (9.91 sq.m.)
SETBACKS		
REAR (lake side)	25' (Equal to main bldg height)	89'-7" (27.31 m)
FRONT (driveway side)	25' (7.62 m)	50'-6" (15.39 m)
WEST SIDE	~~6' (1.82 m)~~ 10'-0"	7'-4" (2.24 M)
EAST SIDE	~~10' (3.04 m)~~ 6'.0"	2' (.610 m) ~~Existing non-conforming~~
MAX LOT BUILDING HEIGHT	2 Storeys	2 Storeys = 25' (7.62 m)
PARKING	1.5 spaces	1.5 spaces

6

This drawing, as an instrument of service, is provided by and is the property of STUDIO C2.
The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify company of any variations from the supplied information.
The company is not responsible for the accuracy of survey structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawing
Construction must conform to all applicable codes and requirements of authorities having jurisdiction.
The contractor working from drawings specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from this work.

REV.	DESCRIPTION	DATE
6	New Build Permit	27/04/26
5	Phase 2 Building Permit	26/03/26
4	Revised for Minor Variance	26/02/26
3	Revised for Minor Variance	11/01/26
2	Revised for Pre-Consult	11/29/25
1	Presconsultation	11/14/25

GENERAL NOTES

LIST OF DRAWINGS

SP1	Site Plans
A0.1	Architectural Specifications
A1.1	Foundation Plan + Demolition Plan
A1.3	Ground Floor Plan + Second Floor Plan
A1.4	Roof Plans
A2.1	Elevations
A2.2	Elevations
A3.1	Sections
A3.2	Sections

LEGEND

244.54 — SURVEYED SPOT ELEVATION TAKEN FROM TOPOGRAPHIC SURVEY BY CSS INC (25/01/24)

244.54 — NEW SPOT ELEVATION TO SUIT SCOPE OF WORK

EXISTING NEIGHBOURING BLDG

NORTH

STUDIO C2
t: 416.524-3880 e: studioc2@gmail.com

CLIENT
MACLEAN RESIDENCE
510 LOWER SPRING STREET
PORT STANLEY, ON

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Required unless design is exempt under 2.17.5.1 of the building Qualification Information

code	Signature	Name
32211		CRAIG CRANE

Registration Information
Required unless design is exempt under 2.17.4.1 of the building code

code	Firm Name
34343	STUDIO C2

PROJECT
Proposed Additions & Renovations

TITLE
SITE PLANS

CHECKED BY CRC	DATE 11/04/2025
DRAWN BY ACAD	SCALE NOTED
PROJECT No. 2516	PAGE No. SP1