

LEGEND

PROPERTY LINES

EXISTING LOT

PROPOSED L.L.B.

PROPOSED FORM STRUCTURE

PROPOSED DETACHED STRUCTURE

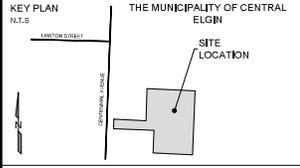
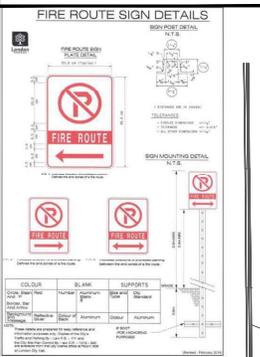
PROPOSED RETAINING WALL

PROPOSED FENCE

PROPOSED DRIVEWAY

ZONING INFORMATION (SITE)

ZONE	PROPOSED	REQUIRED BY ZONING BY-LAW
ZONING TYPE	RESIDENTIAL ZONE	
LOT AREA	437.0m ²	MINIMUM LOT AREA
LOT FRONTAGE	14.0m	7.5m MIN.
LOT DEPTH	31.2m	25.0m MIN.
FRONT YARD SETBACK	5.0m	3.0m MIN.
REAR YARD SETBACK	6.0m	3.0m MIN.
SEMINGULAR SIDE YARD SETBACK	1.0m	1.0m MIN.
SEMINGULAR SIDE YARD SETBACK	1.0m	1.0m MIN.
BUILDING HEIGHT	2 STOREY	2 STOREY MAX.
GROUND FLOOR AREA	150m ²	150m ² MAX.
SOFT COVERAGE	30.0%	20.0% MAX.
MINIMUM YIELD	10.0%	-
PARKING SPACES	16 TO 20 PER	-



CONTRACTOR NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPALITY OF CENTRAL ELGIN.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPALITY OF CENTRAL ELGIN.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPALITY OF CENTRAL ELGIN.

BENCHMARK (GEODETIC)

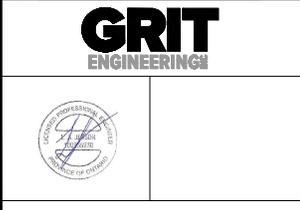
DATE: 10/10/2023

ELEVATION: 231.71m

BENCHMARK (SITE)

ELEVATION: ---

NO.	DESCRIPTION	DATE (BY/ISSUED)
1.	ISSUED FOR CREDIT REVIEW	2024/04/01
2.	ISSUED FOR CREDIT REVIEW	2024/04/01
3.	ISSUED FOR APPROVAL	2024/04/01
4.	ISSUED FOR APPROVAL	2024/04/01
5.	ISSUED FOR APPROVAL	2024/04/01
6.		



CENTENNIAL AVENUE DEVELOPMENT

PROJECT #/DESCRIPTION: 216 CENTENNIAL AVENUE, CENTRAL ELGIN, ONTARIO

LEN GRAAT

CLIENT #/DESCRIPTION: 216 CENTENNIAL AVENUE, CENTRAL ELGIN, ONTARIO

SITE PLAN

PROJECT NO: GE24-1043-1	DRAWING NO: C200
SCALE: 1:200 VERTICAL	SHEET SET NO: 2 OF 5