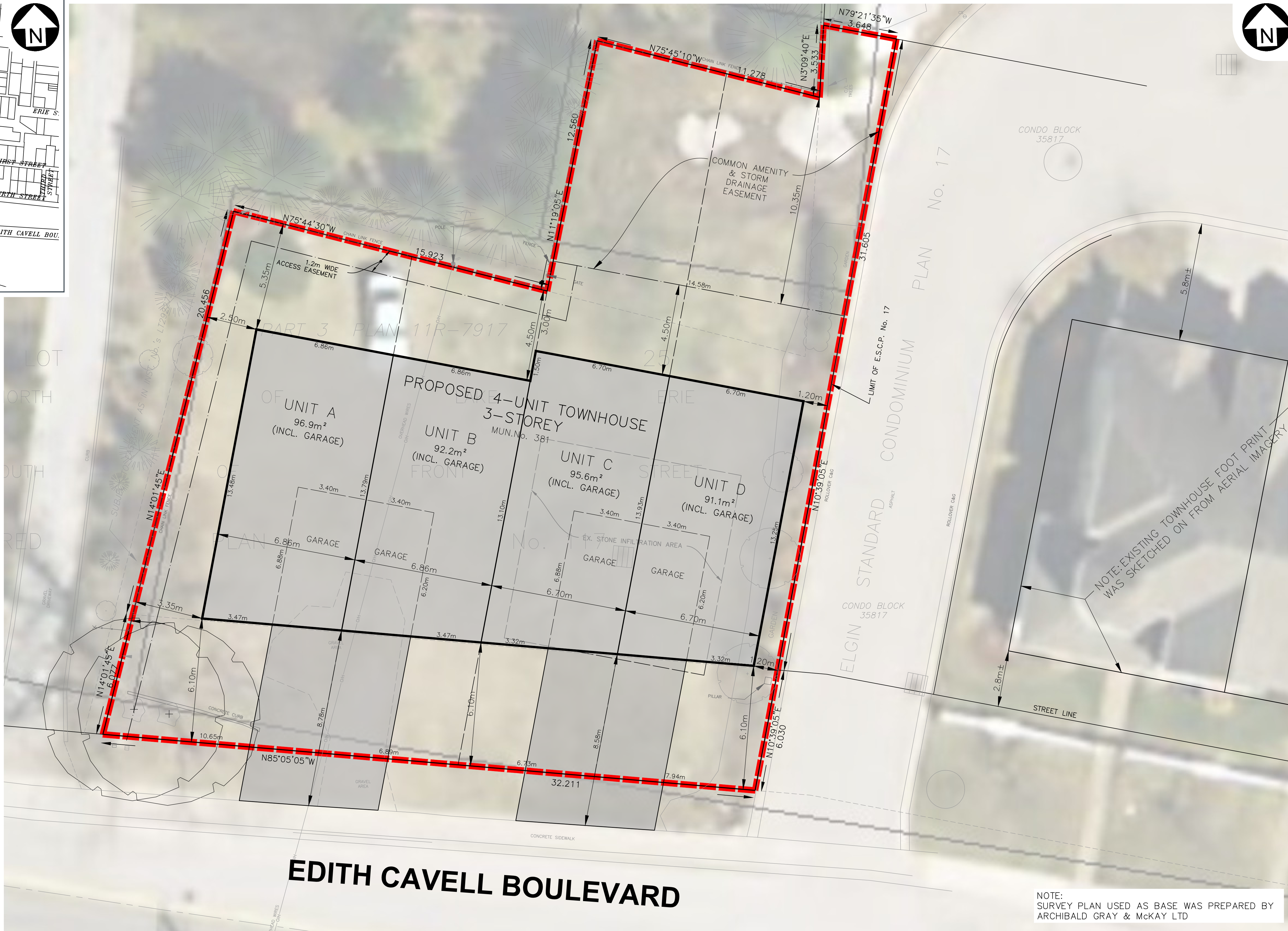




KEY PLAN  
SCALE 1:3,000

### VILLAGE OF PORT STANLEY ZONING REQUIREMENTS

|                                                     | ZONING BASE               | PROPOSED                                               |
|-----------------------------------------------------|---------------------------|--------------------------------------------------------|
| ZONING                                              | R1                        | R1-XX                                                  |
| PERMITTED USES                                      | RESIDENTIAL               | RESIDENTIAL                                            |
| PERMITTED BUILDINGS                                 | 1 ONE-FAMILY DWELLING     | TOWNHOUSE DWELLING                                     |
| LOT AREA (MIN.)<br>(MUN. SAN & WATER)               | 371.6m <sup>2</sup>       | 165.0m <sup>2</sup> (PER UNIT)                         |
| LOT FRONTAGE (MIN.)<br>(MUN. SAN & WATER)           | 12.19m                    | 6.7m (PER UNIT)                                        |
| LOT DEPTH (MIN.)                                    | 30.48m                    | 23.5m                                                  |
| LOT COVERAGE (MAX.)                                 | 25%                       | 60%                                                    |
| FLOOR AREA RATIO (MAX.)<br>(EXCL. GARAGE)           | 0.40                      | 0.50                                                   |
| GROUND FLOOR AREA (MAX.)<br>(EXCL. GARAGE)          | -                         | 75.0m <sup>2</sup> (PER UNIT)                          |
| BUILDING HEIGHT (MAX.)                              | 2-STOREYS                 | 3-STOREYS                                              |
| BUILDING SETBACKS                                   |                           |                                                        |
| FRONT (MIN.):                                       | 7.62m                     | 6.00m                                                  |
| INTERIOR SIDE (MIN.):                               | -                         | 1.20m<br>(NIL FOR ABUTTING UNITS)                      |
| REAR (MIN.):                                        | 6.00m                     | 3.00m                                                  |
| OFF-STREET PARKING<br>PER UNIT                      | 1.5 PER UNIT              | 1 SPACE - GARAGE<br>1 SPACE - DRIVEWAY                 |
| STANDARD PARKING SPACE<br>SIZE (PERPENDICULAR)      | 3.05m WIDE X 6.10m LONG   |                                                        |
| MIN. ELEVATION OF<br>OPENINGS (CVGD28 DATUM)        | 176.8m<br>(ZONING BY-LAW) | 177.07m<br>(FLOOD PROOFING &<br>DEV. GUIDELINES, 2022) |
| NOTES:<br>1. PROPOSED ZONING AMENDMENT SHOWN IN RED |                           |                                                        |



#### LEGEND

|  |                                   |  |                                |
|--|-----------------------------------|--|--------------------------------|
|  | EXISTING SANITARY SEWER, PROPOSED |  | HP                             |
|  | EXISTING STORM SEWER, PROPOSED    |  | EX. HYDRO POLE                 |
|  | EXISTING WATERMAIN                |  | EXISTING MANHOLE, PROPOSED     |
|  | EXISTING GAS MAIN                 |  | EXISTING CATCHBASIN, PROPOSED  |
|  | EXISTING BELL CABLE               |  | EXISTING HYDRANT               |
|  | EXISTING ROGERS CABLE             |  | EXISTING WATER VALVE, PROPOSED |
|  | EXISTING OVERHEAD HYDRO           |  | EXISTING BELL/ROGERS PEDESTAL  |
|  | EXISTING UNDERGROUND HYDRO        |  |                                |
|  | EXISTING FLOW, PROPOSED           |  |                                |

MUNICIPALITY OF CENTRAL ELGIN | 2025 EDITION

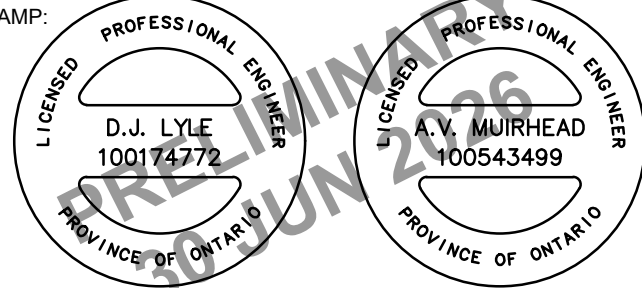
CONSULTANT:

**CJDL**  
Consulting Engineers



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STAMP:



| REVISION |             |               |
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### PROPOSED TOWNHOUSE ZONING SKETCH & LANDSCAPING PLAN

|               |                                                                                    |        |       |
|---------------|------------------------------------------------------------------------------------|--------|-------|
| CONTRACT #:   | 19037                                                                              | SCALE: | 1:100 |
| PROJECT NAME: | 381 EDITH CAVELL BLVD<br>MUNICIPALITY OF CENTRAL ELGIN<br>DOM-LIN INVESTMENTS INC. |        |       |
| DRAWING #:    | ----                                                                               |        |       |