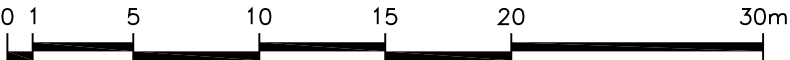


SITE PLAN SKETCH
FOR MINOR VARIANCE APPLICATION
AT
"#301 STRATFORD ROAD"

SCALE = 1 : 300



THE INTENDED PLOT SIZE OF THIS PLAN IS 279mm IN HEIGHT
AND 432mm IN WIDTH WHEN PLOTTED AT A SCALE OF 1 : 300

CAUTION:

1. THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
2. THIS SKETCH IS PROTECTED BY COPYRIGHT © IN SURVEYING LTD. 2024

SITE BENCHMARK

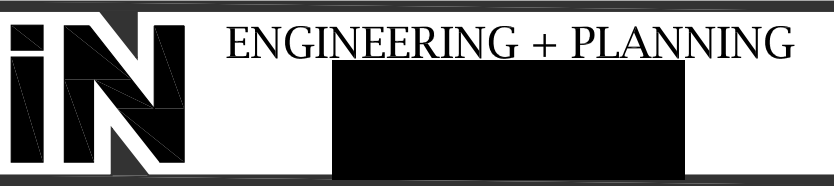
1. SITE BENCHMARK IS TOP OF WELL CAP, HAVING A GEODETIC ELEVATION OF 78.14, AS SHOWN ON THE FACE OF THIS SKETCH.
2. ELEVATIONS ARE GEODETIC AND HAVE BEEN DERIVED USING GPS, CGVD 28.

NOTES:

1. DIMENSIONS AND INFORMATION SHOWN HEREON WERE DERIVED FROM FIELD MEASUREMENTS TAKEN JULY 12, 2023. .
2. DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
3. THE SUBJECT PROPERTY IS PART OF LOT 1, HILL OR LEROUX ISLAND, PLAN NO. 120 GEOGRAPHIC TOWNSHIP OF LANSDOWNE, IN THE TOWNSHIP OF LEEDS & THE THOUSANDS ISLANDS, COUNTY OF LEEDS.

SITE STATISTICS - RI (ISLAND RESIDENTIAL ZONE)

	REQUIRED	EXISTING	PROPOSED
SITE AREA	1 HA (2.5 AC)	3,324M2 (0.3 HA)	0.3 HA
LOT FRONTAGE	76M	88.7M	88.7M
FRONT YARD	30M	1.1M (COTTAGE) 5M (SHED)	NO CHANGE 8.3M
REAR YARD (MAIN)	7.5M	>7.5M	>7.5M
REAR YARD (ACCESS.)	1M	>1M	>1M
INT. SIDE YARD (MAIN)	3M	>3M	NO CHANGE
INT. SIDE YARD (ACCESS.)	1M	>1M	6.4M
EXT. SIDE YARD	7.5M	N/A	N/A
BUILDING HEIGHT MAX.	12M	<12M	<12M
ACCESSORY HEIGHT MAX.	7M	+/-3.5M	6.9M
LOT COVERAGE MAX.	10%	4.15%	5.45%
DWELLINGS / LOT	1	1	NO CHANGE
SLEEPING CABINS /LOT	1	0	0



COMPLETION DATE MARCH 13, 2025	PTY. CH. M.S.	DRN. BY M.S. / J.G.	FILE NO. 11843SP4
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