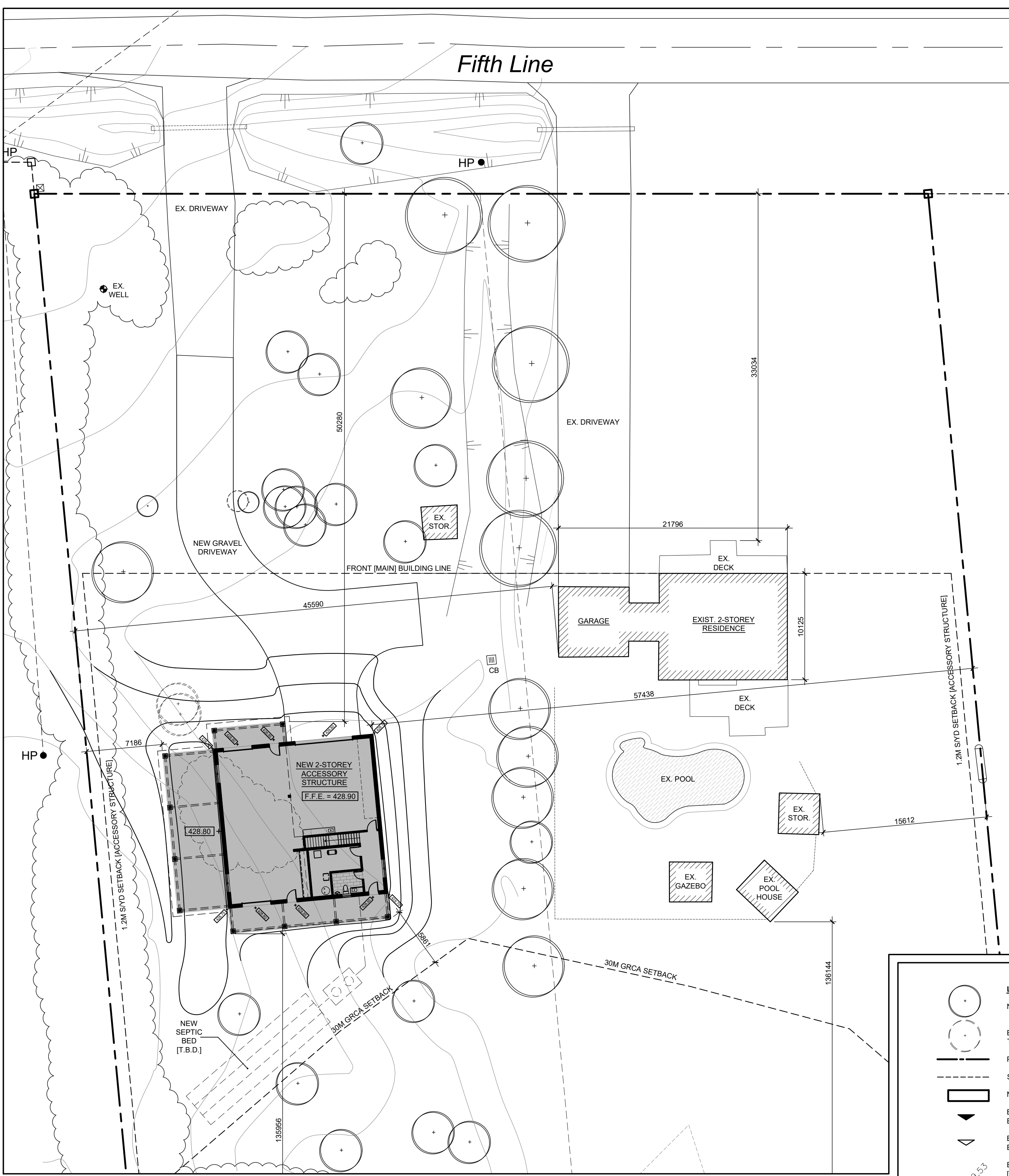


**1 SITE PLAN [FULL]**  
SCALE 1:400



**2 SITE PLAN [PARTIAL]**  
SCALE 1:250

**NOTE:**  
SITE PLAN DRAWING BASED ON COPY OF SURVEY CONDUCTED BY VANHARTEN SURVEYING INC. (O.L.S.) DRAWING SPRR TOPO L110-11 MCKILLOP DATED NOV. 17, 2023, AS SUPPLIED BY CLIENT. JOEL WELLS ARCHITECT INC. (JWAI) IS NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS.

**NOTE:**  
IT IS A REQUIREMENT OF THIS CONTRACT FOR SOILS TESTING TO BE UNDERTAKEN TO ACHIEVE ADEQUATE SOIL BEARING CAPACITY AS ALL BEARING PRESSURES HAVE BEEN ASSUMED AND MUST BE VERIFIED PRIOR TO PLACEMENT OF FOOTINGS. CONTRACTOR TO PROVIDE 48 HRS. NOTICE PRIOR TO INSPECTION. CONTRACTOR TO PROVIDE CASH ALLOWANCE OF \$1,000. FOR THIS WORK.

**NOTE:**  
CONTRACTOR IS TO CONFIRM ALL EXISTING UTILITIES ON SITE (DEPTH AND LOCATION) PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO PROTECT AND/OR RELOCATE ANY UTILITIES AS NECESSARY TO SUIT PROPOSED WORKS. CONTRACTOR TO MAKE ALL NECESSARY ARRANGEMENTS WITH THE APPLICABLE UTILITY COMPANY TO UNDERTAKE LOCATING UTILITIES.

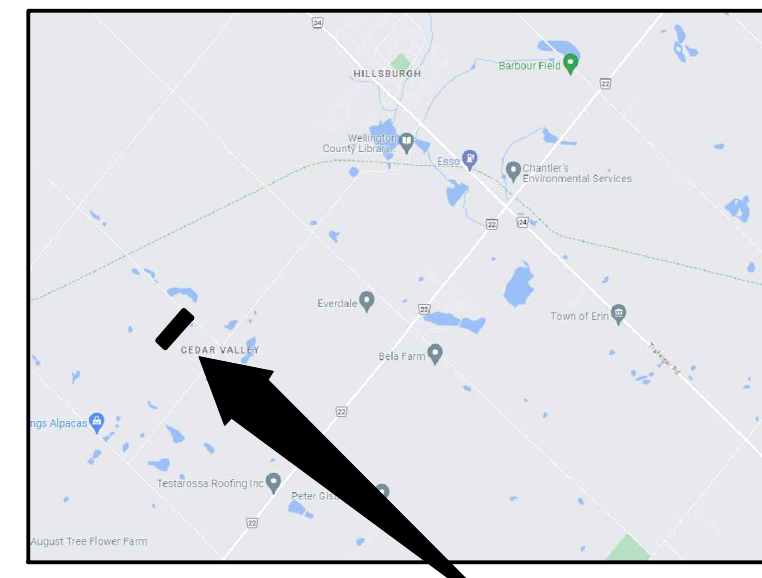
**NOTE:**  
CLASS 4 - SEPTIC SYSTEM SHOWN IS DIAGRAMMATIC ONLY AND LOCATION IS APPROXIMATE. INFORMATION FOR NEW SYSTEM DESIGN BASED ON DRAWING SUBMITTED FOR APPROVAL BY xxx - DATED xxx-xx-2023. JOEL WELLS ARCHITECT INC. IS NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS.

**SITE NOTES:**

- DRAWINGS ARE NOT TO BE SCALED.
- ALL WORK IS TO CONFORM TO LOCAL REGULATIONS AND THE LATEST EDITION OF THE ONTARIO BUILDING CODE. (332/12) AS AMENDED.
- ANY DISCREPANCIES OR VARIATIONS FROM THE DRAWINGS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT.
- ALL WORK TO BE COMPLETED AS PART OF THIS CONTRACT IS TO BE PERFORMED BY SKILLED TRADES WITH NO LESS THAN 5 YEARS OF EXPERIENCE IN THEIR RESPECTIVE FIELD.
- EXCAVATED MATERIAL IS TO BE REMOVED AND PLACED ON SITE IN A LOCATION AGREEABLE TO THE OWNER. CONTRACTOR IS TO REMOVE ALL DELETERIOUS MATERIAL FROM EXCAVATED FILL PRIOR TO REPLACEMENT ADJACENT TO NEW STRUCTURE(S).
- PLACE MIN. 150mm (6") OF NEW TOPSOIL ONCE SUBGRADE HAS BEEN RE-DISTRIBUTED AROUND NEW BUILDING AREAS AS SHOWN ON SITE PLAN.
- SEED NEWLY PLACED TOPSOIL TO SATISFACTION OF OWNER.
- CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL LOCATIONS.
- GRADES AT PROPERTY LINE TO REMAIN INTACT.
- CONTRACTOR IS TO ENSURE NO DRAINAGE IS DIVERTED TO NEIGHBOURING PROPERTIES DURING & AFTER CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE SILT FENCE (IF REQUIRED) IN ALL LOCATIONS WHERE EROSION MAY OCCUR DURING CONSTRUCTION.
- CONTRACTOR IS TO ENSURE EXISTING UNDERGROUND UTILITIES (SEPTIC/WATER) ARE TO REMAIN INTACT DURING CONSTRUCTION UPGRADES. LOCATIONS SHOWN ON SITE PLAN ARE APPROXIMATE AND FINAL LOCATIONS ARE TO BE DETERMINED ON SITE.
- JWAI IS NOT RESPONSIBLE FOR CONDITIONS OF THE EXISTING SITE. THIS WOULD INCLUDE ANY EXISTING STRUCTURES ABOVE GRADE OR BURIED) AT THE TIME OF PREPARATION OF THIS DOCUMENT AS IT RELATES TO ANY FORMS OF ENVIRONMENTAL CONTAMINATION OR NON-COMFORMING USE. JWAI IS NOT RESPONSIBLE FOR COSTS WHICH MAY BE INCURRED RELATED TO ANY FORM OF REMOVAL OR REMEDIATION WHICH MAY BE MANDATED BY OTHERS.

**LEGEND**

- NEW TREE
- EXISTING TREE TO BE REMOVED
- PROPERTY LINE
- SETBACK LINE
- NEW BUILDING
- BUILDING MAIN ENTRANCE
- BUILDING SECONDARY ENTRANCE
- EXISTING ELEVATION [IN REF. TO GROUND F/F ELEV.]
- PROPOSED ELEVATION [IN REF. TO GROUND F/F ELEV.]



**Key Plan** Site Location

Joel Wells Architect Inc.  
Certificate of Practice # 4352  
180 Broadway, Unit 206  
L9W 1K3

Lot & Plan No: Lot 10/11, Concession 5 - Township of Erin  
Regional Municipality of Wellington

PIN No: 71145-0154 / 71145-0155  
Address: 5888 5th Line - Erin (Cedar Valley), ON  
Zoning Designation: R-3 (Rural Res.) / EP2 Zoning By-Law: 07-67 (Apr. 2023 Consol.)

SITE STATISTICS			
ITEM	By-Law Req't.	Actual / Proposed	
		ha	acres
LOT AREA	0.20	1.75	4.33
LOT FRONTAGE	30.30'	85.10	279.20
LOT DEPTH	--	206.59	677.78

BUILDING STATISTICS			
ITEM	Permitted/Required	Proposed	
		m <sup>2</sup>	sq. ft.
<b>NEW SINGLE-FAMILY DWELLING</b>			
GROSS FLOOR AREA	--	--	--
Ground Floor Area	--	--	--
Second Floor Area	--	--	--
TOTAL FLOOR AREA	--	--	--
Building Area	--	--	--
PROPOSED COVERAGE	30.0% (MAX.)	--	--
<b>BUILDING SETBACKS</b>			
Front Yard	m	ft.	m
Rear Yard	--	--	--
Side Yard (North)	--	--	--
Side Yard (South)	--	--	--
<b>BUILDING HEIGHT</b>			
Average Fin. Grade to to Roof	--	--	--
<b>STAND-ALONE ACCESSORY STRUCTURE</b>			
GROSS FLOOR AREA	m <sup>2</sup>	sq. ft.	m <sup>2</sup> sq. ft.
Ground Floor Area (Max.)	185.81	2 000.00	232.25' 2 500.00'
PROPOSED COVERAGE	10.0%	--	2.98%
<b>BUILDING SETBACKS</b>			
Front Yard	m	ft.	m
Rear Yard	1.2	3.94	135.96
Side Yard (North)	1.2	3.94	7.18
Side Yard (South)	1.2	3.94	57.43
<b>BUILDING HEIGHT</b>			
Avg. Fin. Grade to to MP of Roof	4.5	14.76	8.35' 27.40'
<b>OVERALL LOT COVERAGE</b>			
G/A Building Coverage Area	--	--	660.31
Lot Coverage	30.0%	--	3.77%
<b>PARKING REQUIREMENTS</b>			
Quantity	Size	Quantity	Size
Residential S/F Dwelling	2	3.0 x 6.0	2

**NOTES:**  
(1) By-Law 07-67 - 4.2.2.2 Residential Zone - Accessory structure shall be constructed to the rear of the front building line of the main building and may be constructed and used in the required side or rear yard provided that such accessory buildings and uses shall be no closer than 1.2m to the interior side or rear lot line.  
Requirement for Minor Variance Application.

**NOTE:**  
THIS DRAWING TO BE READ IN CONJUNCTION WITH GRAND RIVER CONSERVATION AUTHORITY PERMIT #324 - ISSUED JAN. 29, 2024.

**J WELLS ARCHITECT INC**  
190 BROADWAY #206 - ORANGEVILLE, ONT - L9W 1K3  
TEL: 519.938.2217  
EMAIL: JWELLS@JWALCA  
WWW.JWALCA

CONSULTANT

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PROJECT **NEW ACCESSORY STRUCTURE:**  
**MCKILLOP PROPERTY**  
5888 5TH LINE CEDAR VALLEY, ON.

SHEET TITLE **SITE PLAN**


PROJ. NO: 22-103-R  
DATE: AUG. '23  
DRAWN BY: J.G.W.  
CHECKED: [Signature]  
SCALE: AS NOTED  
DATE PRINTED: [ ] DRAWING NO: A1.1

**ONTARIO ASSOCIATION OF ARCHITECTS**  
JOEL G. WELLS  
LICENCE 588