LEGEND

- FOUND SURVEY MONUMENTS
- SET SURVEY MONUMENTS
- IB — IRON BAR
- SIB — STD. IRON BAR
- SSIB — SHORT STD. IRON BAR
- CC — CUT CROSS
- WIT — WITNESS
- BM — BENCHMARK
- WATER VALVE
- CS — CURB STOP VALVE
- FH — FIRE HYDRANT
- BH — BOREHOLE
- MW — MONITORING WELL
- CUL — CULVERT
- CB — CATCH BASIN
- CB — DOUBLE CATCH BASIN
- DICB — DITCH INLET CATCH BASIN
- MH — MANHOLE
- CBMH — CATCH BASIN MANHOLE
- DCBMH — DBL. CATCH BASIN MANHOLE
- GV — GAS VALVE
- GM — GAS METER
- HP — HYDRO POLE
- LS — LIGHT STD.
- GUY — GUIDE WIRE
- BP — BELL PEDESTAL
- CTV — CABLE PEDESTAL
- SIGN
- BLRD — BOLLARD
- PROPERTY LINES
- OHW — OVER-HEAD WIRES

PROPRIETARY AND CONFIDENTIAL
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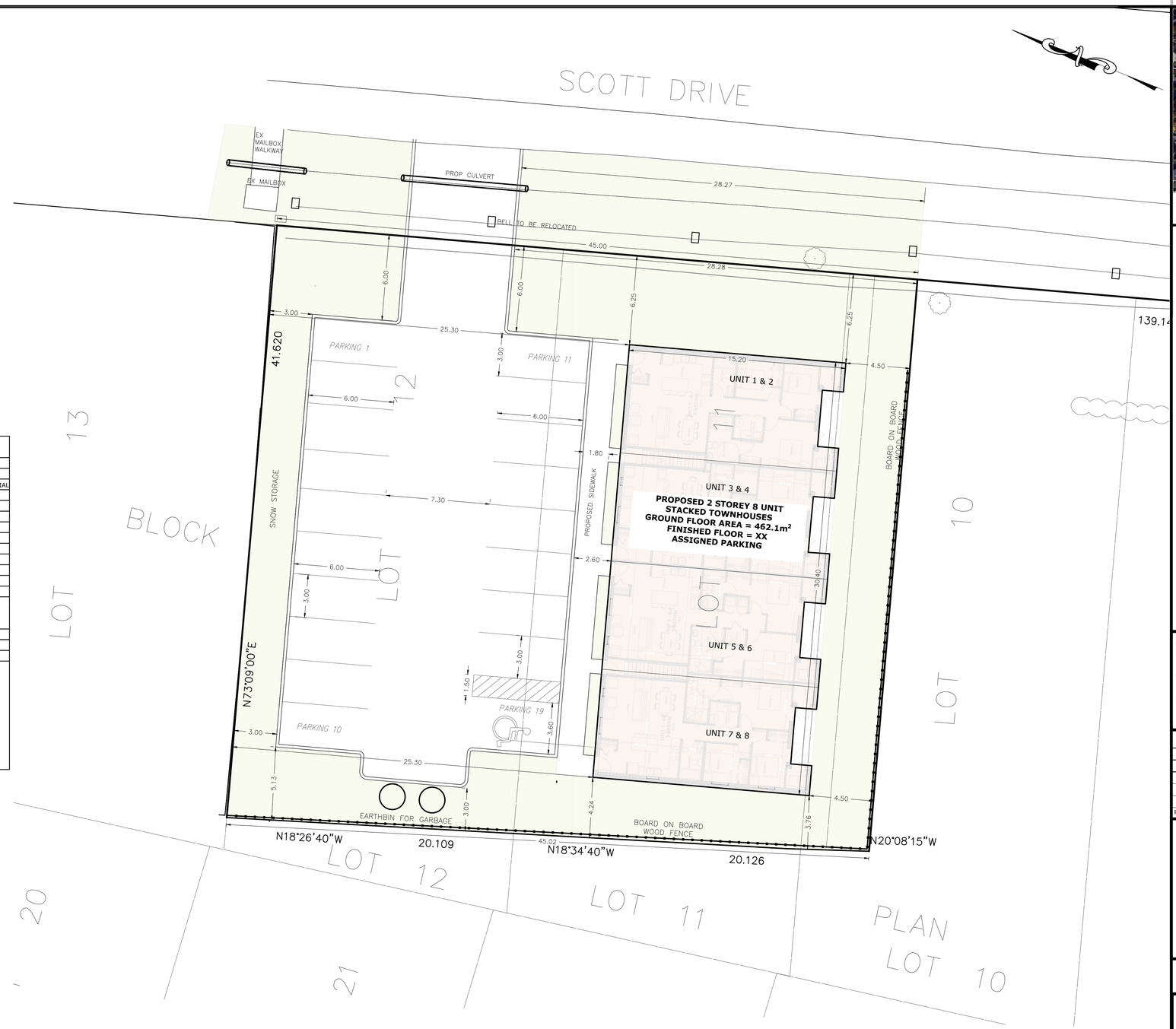
SITE STATISTICS

	ZONING REQUIREMENTS	ZONING REQUIREMENTS	PROPOSED SPECIAL ZONE
OFFICIAL PLAN CATEGORY	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
ZONING BY-LAW CATEGORY	R1-A	R4- STACKED TOWNHOUSE	R4- STACKED TOWNHOUSE SPECIAL
MINIMUM LOT AREA	----		1843.1m^2
MINIMUM LOT AREA	450m^2	195m^2 - NO GARAGE	230.3m^2 - NO GARAGE
MINIMUM LOT FRONTAGE	15.0m	30m	45m
LOT COVERAGE			462.1/1843.1= 25.1%
MAXIMUM BUILDING HEIGHT	11.0m	11.0m	11.0m
MINIMUM FRONT YARD SETBACK	6.0m	6.0m	6.0m
MINIMUM FRONT YARD LANDSCAPED SPACE (4.2.5a)	50%	50%	82%
MINIMUM REAR YARD SETBACK	7.5m	7.5m	**3.7m**
MINIMUM INTERIOR SIDE YARD SETBACK	3.0m	3.0m	4.5m
MINIMUM INTERIOR SIDE YARD SETBACK	1.2m	3.0m	25.3m
PARKING (4.9a)	2 PER UNIT	2 PER UNIT AND 3 FOR VISITORS	2 PER UNIT 8 * 2 = 16 + 3 VISITORS 19 PARKING SPACES PROPOSED
MAXIMUM NUMBER OF TOWNHOUSE UNITS (5.4.4)	8	8 UNITS	8 UNITS
PARKING AISLE WIDTH	7.3m	7.3m	7.3m
PARKING AREA TO INTERIOR LOT LINE	3.0m	3.0m	3.0m
SECTION 4.2.4		For tri-plex dwellings, duplex dwellings, four-plex dwellings, street townhouses, stacked townhouses, and boarding or lodging houses, required parking spaces shall be prohibited within the required front yard or required exterior side yard; except where a dwelling unit has a private garage in which case the driveway leading to the private garage may be used as a parking space subject to the size requirements herein;	



KEY PLAN

NOTES

1. ALL TOPOGRAPHIC & SERVICE INFORMATION COMPILED FROM SURVEY DATA COMPLETED BY JEWITT AND DIXON LTD.
2. THE POSITION & SIZE OF POLE LINES, CONDUITS, WATERMAINS, SEWERS & OTHER UNDERGROUND & ABOVE GROUND UTILITIES & STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION & SIZE OF SUCH UTILITIES & STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES & STRUCTURES & SHALL ASSUME ALL LIABILITY FROM DAMAGE TO SAME.
3. NO PERSON SHALL CONSTRUCT OR DEMOLISH A BUILDING OR CAUSE A BUILDING TO BE CONSTRUCTED OR DEMOLISHED (INCLUDING SITE SERVICING) UNLESS A BUILDING PERMIT HAS BEEN ISSUED BY THE CHIEF BUILDING OFFICIAL.
4. ABANDONED ENTRANCES TO BE REMOVED AND CURBS / SIDEWALKS RESTORED AS REQUIRED
5. ALL WORKS INVOLVED IN THE CONSTRUCTION, RELOCATION AND REPAIR OF MUNICIPAL SERVICES FOR THE PROPOSED DEVELOPMENT SHALL BE TO THE SATISFACTION OF THE GENERAL MANAGER OF PUBLIC WORKS.
6. STREET EXCAVATION PERMITS ARE REQUIRED FOR ANY WORK IN CITY RIGHT OF WAY BY ANY CONTRACTOR.
7. PRIVATE OWNER/DEVELOPER IS RESPONSIBLE FOR ALL SERVICING, UTILITIES & COSTS.
8. REMOVE CURB & POUR NEW CURB FOR ANY NEW DRIVEWAYS OR DRIVEWAYS TO BE ABANDONED
9. STORM WATER DRAINAGE MUST NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES.
10. DRIVEWAY SLOPES MUST BE 8% MAXIMUM, AND SIDEWALK CROSS FALL 2% TO 4% MAXIMUM.

UNITS & CONVERSION
ALL DIMENSIONS IN **METRES**.
(CONVERT TO FEET: DIVIDE BY 0.3048)

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM SIMULTANEOUS GPS OBSERVATIONS ON MONUMENT A TO B SHOWN ON ORIGIONAL PLAN HAVING A BEARING OF N60°51'10"E (UTM ZONE 17, (81° WEST LONGITUDE) NAD 83 (CSRS)(2010).

REV.	DESCRIPTION	DATE
5	AMENDED FROM ZBA COMMENTS	2025.11.10
4	AMENDED FROM ZBA COMMENTS	2025.11.03
3	AMENDED FROM ZBA COMMENTS	2025.09.25
2	AMENDED FROM ZBA COMMENTS	2025.09.08
1	PRELIMINARY FOR ZBA	2025.06.26
0	INITIAL RELEASE	2025.03.19

PROJECT

PROPOSED SITE PLAN OF

PART OF LOTS 7, 8, 9, 10, 11 & 12
BLOCK 77
REGISTERED PLAN 207
TOWN OF PORT DOVER
NORFOLK COUNTY

SCOTT DRIVE
PORT DOVER, ONTARIO

CITY FILE NO. NA

Scale 1 : 150
6 4.5 3.0 1.5 0 Metres 3 6

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CLIENT

JENNY BETTENCOURT

DRAWN:	CHECKED:	DATE:
CHM	JAB	2025.03.19

SHEET:
SITE PLAN

DRAWING NO. 250905 - V101
REV. 5