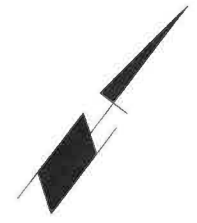


**NOTES:**  
 DRAWING IS FOR REFERENCE ONLY; THE MEASUREMENTS PROVIDED ARE BASED ON MEASUREMENTS PROVIDED BY ORIGINAL BUILDING LOCATION SURVEY. LOCATIONS OF BUILDINGS AND PATHWAYS MAY HAVE BEEN MODIFIED TO ILLUSTRATE PROPOSED DEVELOPMENT. THIS DOCUMENT HAS NOT BEEN PREPARED BY A REGISTERED ONTARIO LAND SURVEYOR.

**SITE PLAN**  
 PART OF LOT 22, CONCESSION 10  
 COUNTY OF ELGIN  
 TOWN OF FINGAL  
 DISTRICT MUNICIPALITY OF DUTTON/DUNWICH

**ZONING REGULATIONS FOR RS PROPERTY**

|                                |                                 |
|--------------------------------|---------------------------------|
| LOT COVERAGE                   |                                 |
| LOT AREA TOTAL                 | = 40 484 M <sup>2</sup> ±       |
| ALLOWABLE LOT COVERAGE ON SITE | = 12 145 M <sup>2</sup> ± (30%) |
| PROPOSED LOT COVERAGE ON SITE  | = 323 M <sup>2</sup> (0.8%)     |
| SIDE YARD SETBACK              | = 3 M                           |
| REAR YARD SETBACK              | = 7.5M                          |
| FRONT YARD SETBACK             | = 15M                           |
| EXISTING DWELLING              | = 98 M <sup>2</sup>             |
| EXISTING SHEDS                 | = 90 M <sup>2</sup>             |
| PROPOSED GARAGE                | = 135 M <sup>2</sup>            |



**NOTES:**

- DO NOT SCALE DRAWING.
- ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE.
- ALL DIMENSIONS ARE TAKEN FROM BLOCK FACE, FOUNDATION FACE, STUD FACE, DECK FACE, COLUMN FACE OR COLUMN CENTERLINE.
- ALL MATERIALS AND FINISHES TO BE VERIFIED BY THE OWNER PRIOR TO CONSTRUCTION.
- ALL DRAWINGS ARE PROPERTY OF DUE NORTH DESIGN & DRAFTING INC. AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS TO MEET THE REQUIREMENTS FOR SUBSECTION 3.1.4. OF DIVISION C. OF THE ONTARIO BUILDING CODE.

**ISSUED FOR PERMIT**

NICOLE MCDOWELL 100431  
 DUE NORTH DESIGN & DRAFTING 17724

| REVISIONS |                           |              |
|-----------|---------------------------|--------------|
| NO.       | DESCRIPTION               | DATE         |
| 1         | ISSUED FOR CLIENT REVIEW  | Jul 15, 2021 |
| 2         | ISSUED FOR PERMIT         | Aug 19, 2021 |
| 3         | ISSUED FOR MINOR VARIANCE | Nov 9, 2021  |
|           |                           |              |
|           |                           |              |
|           |                           |              |
|           |                           |              |
|           |                           |              |
|           |                           |              |
|           |                           |              |
|           |                           |              |
|           |                           |              |
|           |                           |              |
|           |                           |              |
|           |                           |              |

**SUTTON**  
**NEW GARAGE**  
**SITE PLAN**

Address: 31955 ERIN LINE, FINGAL, ONT  
 Project Number: 21-54  
 Date: Nov 9, 2021  
 Drawn By: N.M.

**SP1**  
 Scale: 1/8" = 1'-0" REV: 1