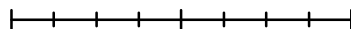


LOCATION MAP



SUBJECT LAND

0 45 90 180 Meters



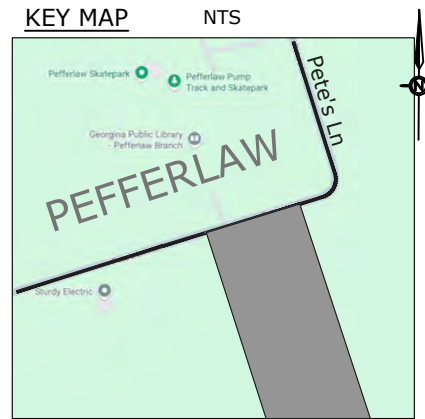
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Attachment 1
MV-2026-0004
73 Pete's Lane
Page 1 of 1

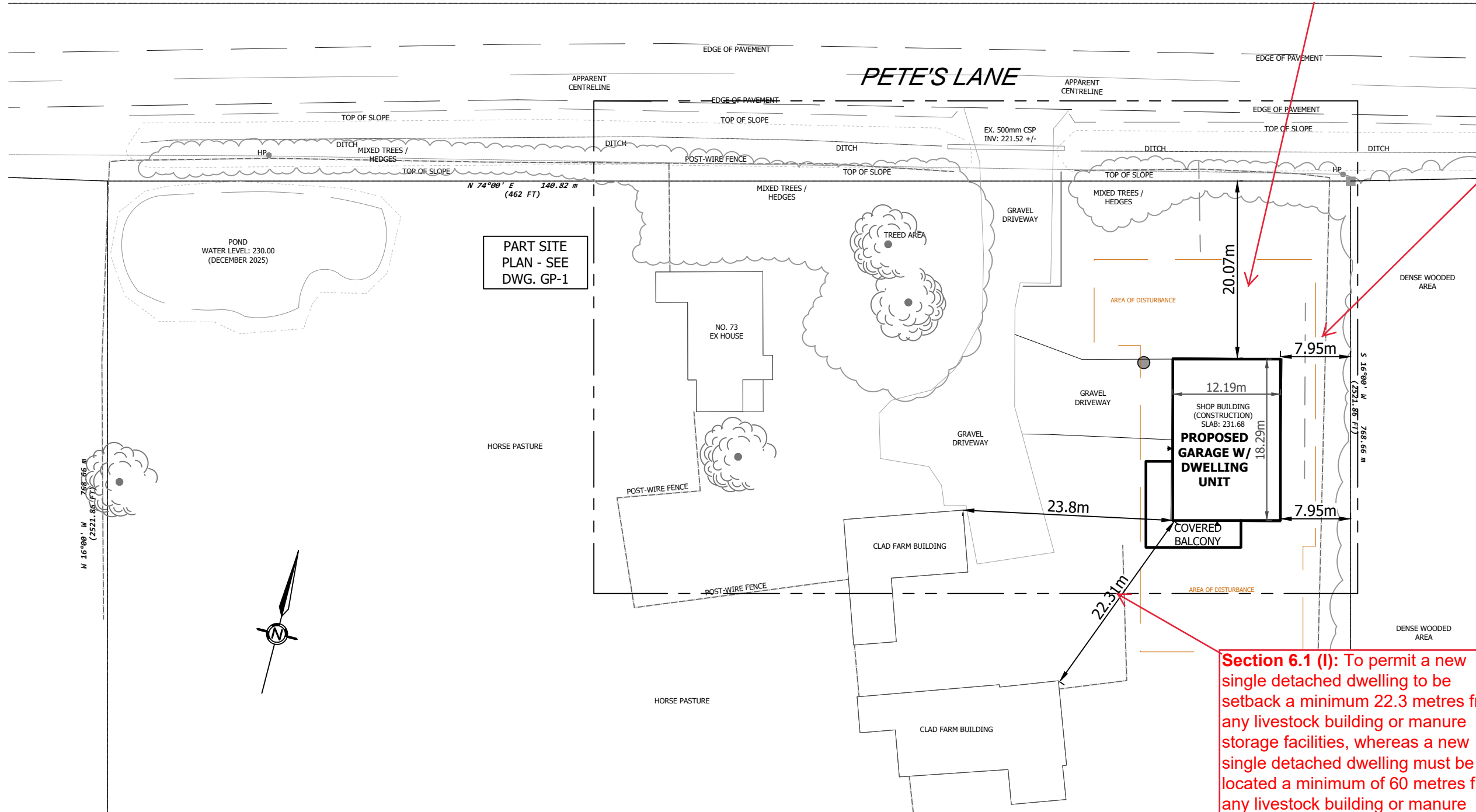
**SITE PLAN
- ACCESSORY BUILDING**

| | |
|----------------|--------------|
| LOT AREA: | 108,241 sq.m |
| EX. HOUSE: | 139 sq.m |
| EX. SHOP BLDG: | 230 sq.m |
| EX. FARM BLDG: | 130 sq.m |
| PROP. BLDG: | 223 sq.m |
| TOTAL: | 722 sq.m |
| LOT COVERAGE: | 0.67 % |

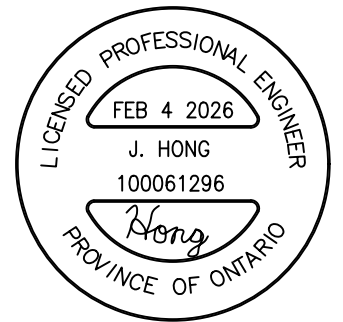


Section 6.1 (c): To permit a minimum front yard setback of 20 metres, whereas a minimum front yard setback of 30 metres is required.

Section 6.1 (f): To permit a minimum interior side yard setback of 7.9 metres, whereas a minimum interior side yard setback of 9 metres is required.



PART SITE PLAN - SEE DWG. GP-1



KANNEGIETER RESIDENCE

#73 PETE'S LANE
TOWN OF GEORGINA

SITE PLAN

BJH Engineering Ltd.
#25944 WOODBINE AVENUE,
KESWICK, ONT L4P 0L1
phone: 1.888.530.0699
email: bjhongconsulting@gmail.com
www.bjengineering.ca

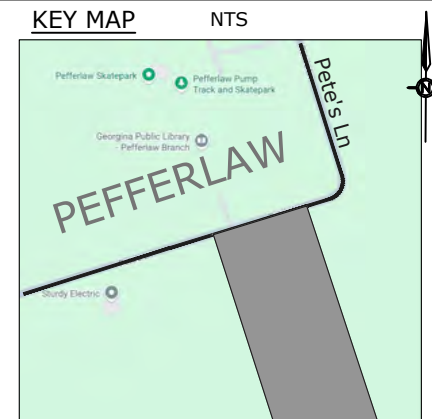
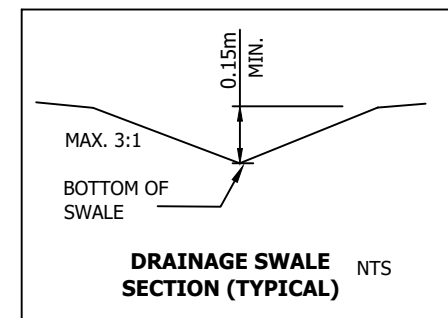
Section 6.1 (l): To permit a new single detached dwelling to be setback a minimum 22.3 metres from any livestock building or manure storage facilities, whereas a new single detached dwelling must be located a minimum of 60 metres from any livestock building or manure storage facilities.

GENERAL NOTES:

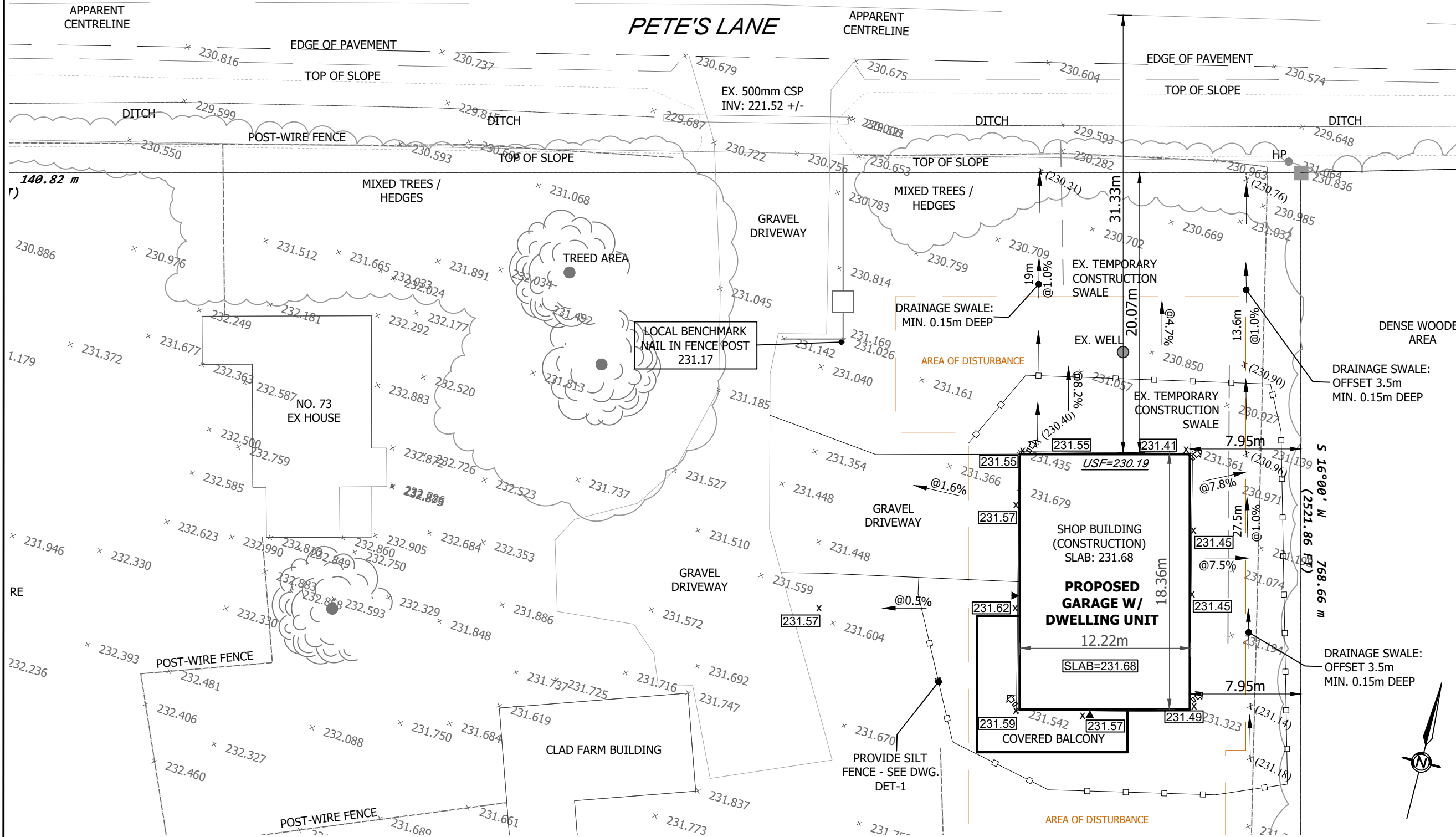
1. ALL SETBACKS AND ELEVATIONS TO BE CONFIRMED BY O.L.S. PRIOR TO PLACING ANY CONCRETE;
2. CONTRACTOR SHALL VERIFY BUILDING ELEVATIONS WITH ARCHITECTURAL DRAWINGS BEFORE FOUNDATION WORKS;
3. ALL GRADING TO BE COMPLETED IN STRICT ACCORDANCE WITH THE APPROVED PLAN. THE TOWN WILL BE CONSULTED PRIOR TO ANY CHANGES BEING MADE TO THE SITE GRADING. A REVISED PLAN OR AS-BUILT DRAWING MAY BE REQUIRED AT THE DISCRETION OF THE TOWN;
4. ALL DISTURBED AREAS SHALL BE RESTORED WITH 150MM TOPSOIL AND STABILIZED WITH SEED OR SOD;
5. SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE PRIOR TO CONSTRUCTION, AND MAINTAINED FOR THE DURATION OF THE PROJECT;
6. DRAINAGE SWALES SHALL HAVE A MINIMUM DEPTH OF 0.15M AND ALL SLOPES SHALL BE CONSTRUCTED NO STEEPER THAN 3:1;
7. SURFACE AND ROOF RUNOFF SHALL BE DIRECTED AS DETAILED;
8. THE CONSULTANT'S FINAL LOT GRADING CERTIFICATE IS REQUIRED TO BE PROVIDED PRIOR TO THE TOWN'S FINAL INSPECTION AND DEPOSIT RELEASE.

**SITE GRADING PLAN
- ACCESSORY BUILDING**

| | |
|----------------|--------------|
| LOT AREA: | 108,241 sq.m |
| EX. HOUSE: | 139 sq.m |
| EX. SHOP BLDG: | 230 sq.m |
| EX. FARM BLDG: | 130 sq.m |
| PROP. BLDG: | 223 sq.m |
| TOTAL: | 722 sq.m |
| LOT COVERAGE: | 0.67 % |



- LEGEND**
- x 230.669 EXISTING ELEVATIONS
 - x (230.76) SWALE ELEVATIONS
 - [231.57] PROPOSED ELEVATIONS
 - ▢ ROOF DOWNSPOUTS
 - SWALE DIRECTIONS
 - ↶ SURFACE DRAINAGE DIRECTIONS
 - HP ● HYDRO POLE



KANNEGIETER RESIDENCE

#73 PETE'S LANE
TOWN OF GEORGINA

**PART SITE GRADING
DRAINAGE PLAN**

BJH Engineering Ltd.

#25944 WOODBINE AVENUE,
KESWICK, ONT L4P 0L1

phone: 1.888.530.0699
email: bjhongconsulting@gmail.com
www.bjhengineering.ca

Site Photos

73 Pete's Lane
Facing East



73 Pete's Lane
Facing South



73 Pete's Lane
Facing south



73 Pete's Lane
Facing North



73 Pete's Lane
Facing South



73 Pete's Lane
Facing West

