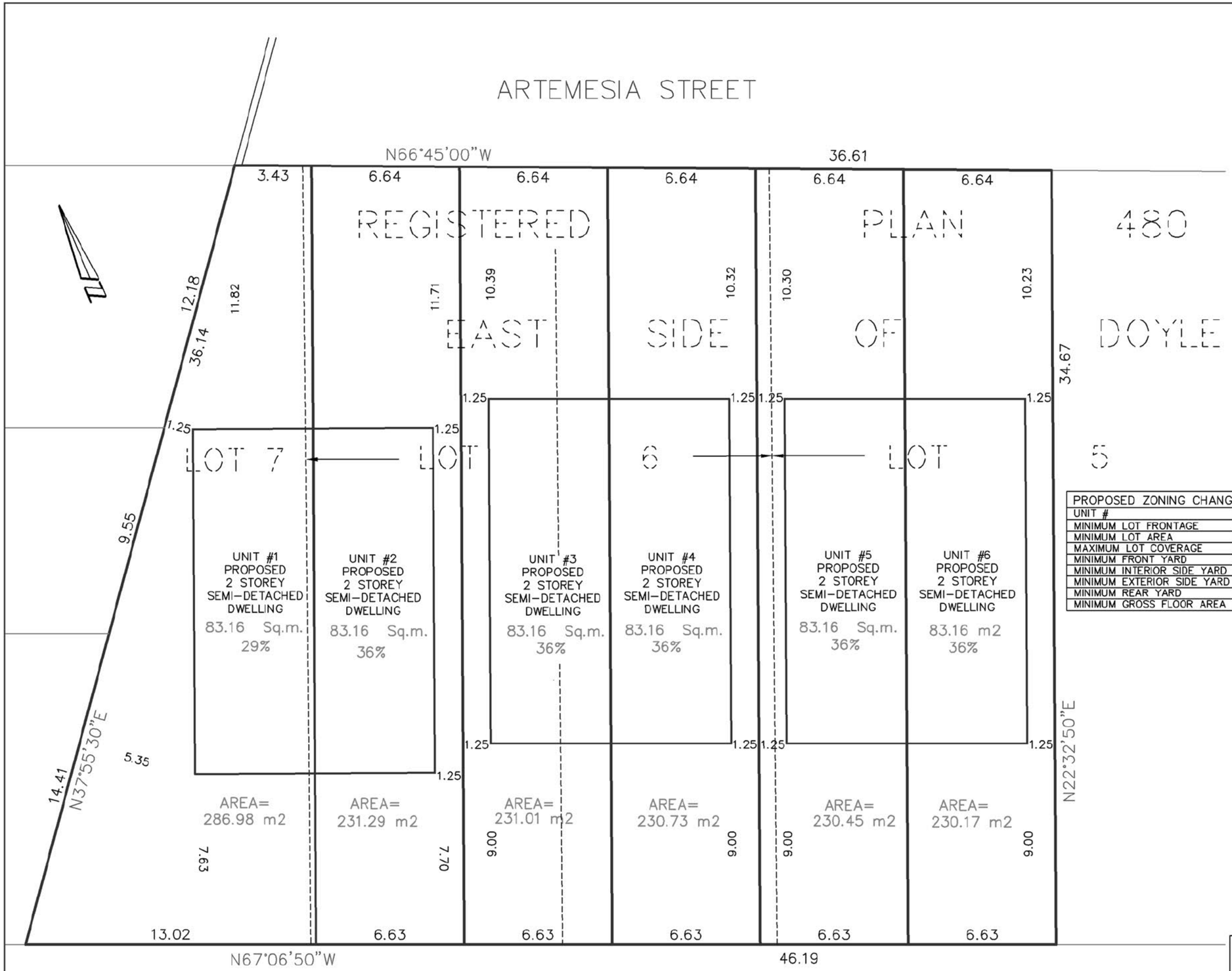
CONCEPT PLAN

LOTS 6 AND 7 AND PART OF LOT 5
EAST SIDE OF DOYLE STREET
REGISTERED PLAN 480
TOWNSHIP OF SOUTHGATE
COUNTY OF GREY

SCALE: 1 – 100



PROPOSED ZONING CHANGE: RESIDENTIAL 3 (R3)							
UNIT #	REQUIRED	1	2	3	4	5	6
MINIMUM LOT FRONTAGE	10 m	13.02 m	6.63 m	6.63 m	6.63 m	6.63 m	6.63 m
MINIMUM LOT AREA	350 m2	287.0 m2	231.3 m2	231.0 m2	230.7 m2	230.5 m2	230.2 m2
MAXIMUM LOT COVERAGE	40%	29.0%	36.0%	36.0%	36.0%	36.0%	36.0%
MINIMUM FRONT YARD	9.0 m	7.63 m	7.70 m	9.0 m	9.0 m	9.0 m	9.0 m
MINIMUM INTERIOR SIDE YARD	2.0 m	1.25 m	1.25 m	1.25 m	1.25 m	1.25 m	1.25 m
MINIMUM EXTERIOR SIDE YARD	NONE	NONE	NONE	NONE	NONE	NONE	NONE
MINIMUM REAR YARD	9.0 m	11.82 m	11.71 m	10.39 m	10.32 m	10.3 m	10.23 m
MINIMUM GROSS FLOOR AREA	79 m2	83.2 m2	83.2 m2	83.2 m2	83.2 m2	83.2 m2	83.2 m2

MINOR VARIANCES NEEDED TO MEET R3:

- ALL LOT AREA MINIMUM'S TO 230 m2
- UNITS 1 &2 FRONT YARD SETBACK TO 7.5m FROM 9m
- ALL SIDE YARD SETBACKS TO 1.25m FROM 2.0m
- MINIMUM LOT FRONTAGES 6.6m FROM 10m

CAUTION:
- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE PROPOSED FOOTING ELEVATION ALLOWS GRAVITY CONNECTION TO SEPTIC
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NOTES:
- LOT DIMENSIONS HAVE NOT BEEN VERIFIED BY SURVEY
- PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.
- DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PREPARED FOR:
BCON Custom Carpentry
281 & 271 DOYLE ST.

DATE:
JANUARY 16, 2025

DRAWN BY: NEIL WATSON
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