

SURVEY INFORMATION:

BENCHMARK REFERENCE:
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM AND ELEVATIONS ADJUSTED TO CGVD 2013 DATUM (SVCA DATUM).

SITE BENCHMARK:

- NAIL IN HYDRO POLE JUST SOUTH OF THE SUBJECT PROPERTY, HAVING AN ELEVATION OF 339.01m.
- NAIL IN UTILITY POLE JUST EAST OF THE NORTH EAST CORNER OF THE SUBJECT PROPERTY, HAVING AN ELEVATION OF 338.26m.

TOPOGRAPHIC SURVEY DATE:
THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 13th DAY OF MARCH, 2025.

NOTES:

- FLOODPLAIN ELEVATION OF 338.498 (CGVD 2013)
- ATTEMPTS ARE TO BE MADE TO ENSURE ANY ABUTTING LOTS WITH DRAINAGE OUTLETING ONTO THE SUBJECT PROPERTY WILL CONTINUE TO DO SO.
- DOWNSPOUTS TO DISCHARGE TO FRONT YARD AND REAR YARD ONLY AND CANNOT DISCHARGE TOWARDS ABUTTING DWELLINGS.
- ANY GRADING WORKS THAT EXTEND INTO THE ABUTTING PROPERTIES MAY ONLY BE DONE WITH THE WRITTEN PERMISSION OF THE AFFECTED PROPERTY OWNER.
- IF GROUNDWATER IS ENCOUNTERED DURING THE EXCAVATION FOR THE FOUNDATION, A GEOTECHNICAL ENGINEER SHALL BE CONSULTED.
- ENTRANCE PERMIT FROM TOWNSHIP IS REQUIRED.
- DRIVEWAY TO BE CONSTRUCTED WITH 150mm GRANULAR 'A' BASE, 300mm GRANULAR 'B' SUB BASE. THE BOULEVARD PORTION OF DRIVEWAY UP TO THE MUNICIPAL RIGHT OF WAY LIMIT IS TO BE COVERED WITH A HARD SURFACE SUCH AS 50mm HLF ASPHALT PAVING, OR ANY OTHER SUBSTITUTE THAT IS ACCEPTABLE TO THE MUNICIPALITY.
- BUILDER IS RESPONSIBLE TO COORDINATE WITH HYDRO, GAS AND OTHER UTILITIES.
- HYDRO METER AND GAS METER LOCATIONS ARE SUBJECT TO THE DISCRETION OF THE DEVELOPER AND THE UTILITY PROVIDER.
- ROUTE OF HYDRO SERVICE TO BE DETERMINED BY UTILITY SERVICE PROVIDER.

SEDIMENT AND EROSION CONTROL NOTES:

- ALL SILT FENCING TO BE INSPECTED AND INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING OR EXCAVATING. SILT FENCE AS PER OPSD 219.030.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ANY ADDITIONAL EROSION CONTROL STRUCTURES.
- ALL EROSION CONTROL STRUCTURES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED BY RESTORATION OF GROUND COVER.

SERVICING NOTES:

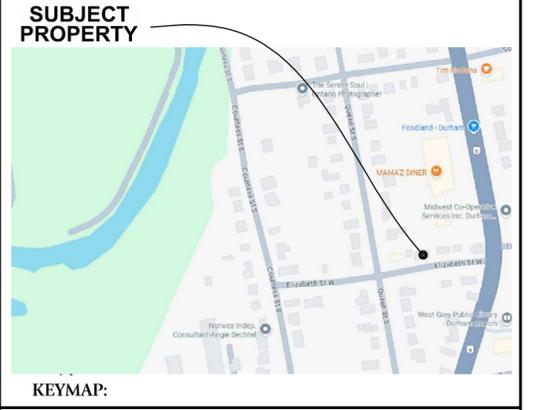
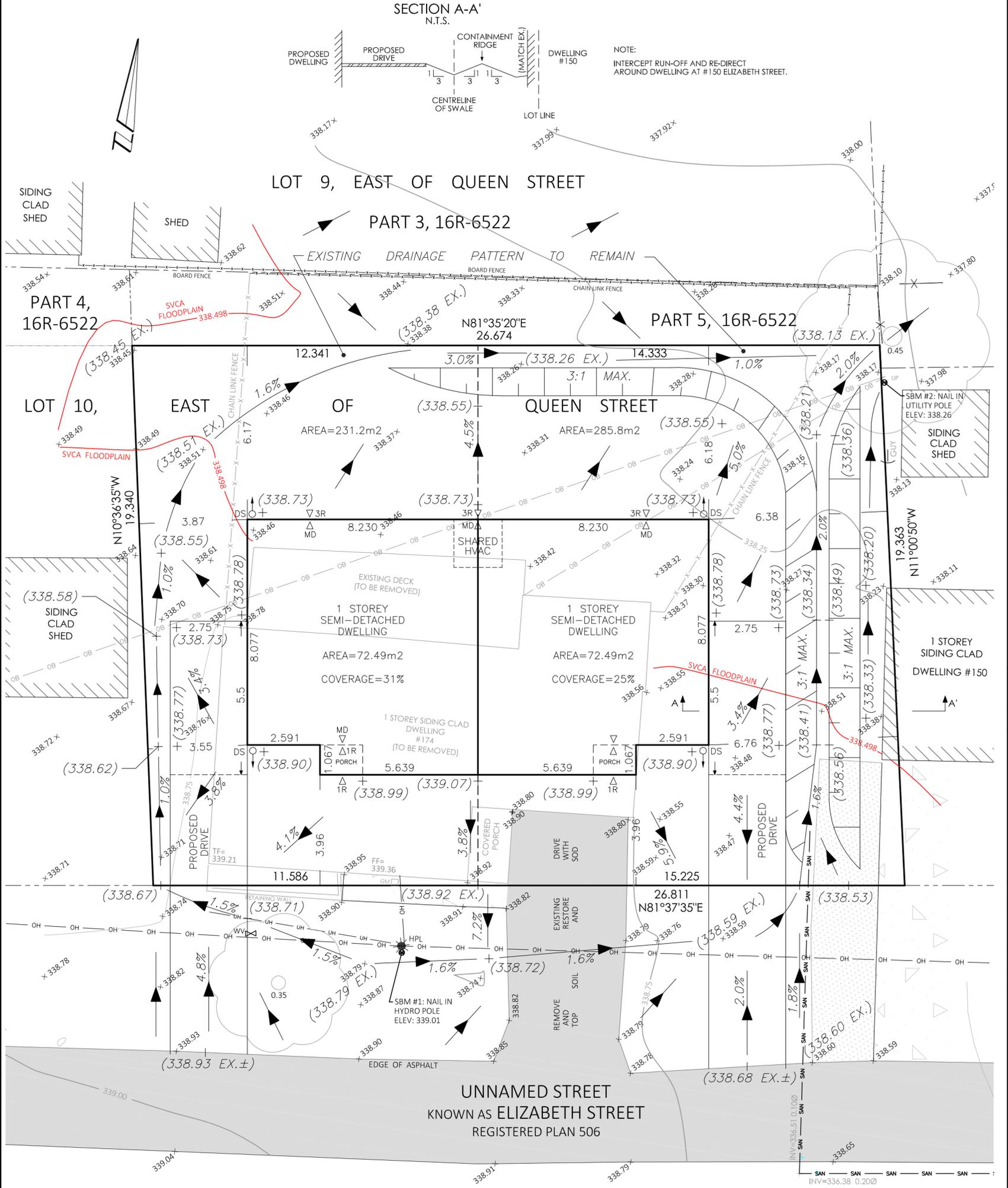
- BUILDER IS TO ENSURE A GRAVITY SANITARY SEWER CONNECTION.
- PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES. SERVICES TO BE DESIGNED BY OTHERS.

UNDERGROUND SERVICES NOTE

- ALL UNDERGROUND SERVICES INCLUDING STORM, SEWER, WATER, SANITARY, GAS, HYDRO, TELEPHONE, & CABLE SERVICES HAVE NOT BEEN LOCATED OR SURVEYED.

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.



PROPERTY DESCRIPTION:

- PIN 37317-0300 (LT)
- 174 ELIZABETH STREET
- EAST HALF OF LOT 10, REGISTERED PLAN 506
- GEOGRAPHIC TOWN OF DURHAM, MUNICIPALITY OF WEST GREY
- COUNTY OF GREY

EXISTING ZONING: RESIDENTIAL: R1 B
PROPOSED ZONING: RESIDENTIAL: SEMI-DETACHED*

ITEM	REQUIRED	PROPOSED
• MINIMUM LOT AREA/UNIT	= 275m ²	= 230.28m ² /286.77m ² *
• MINIMUM LOT FRONTAGE/UNIT	= 9.0m	= 11.586/15.225
• MINIMUM FRONT YARD	= 7.60m	= 3.96m*
• MINIMUM INTERIOR SIDE YARD	= 1.20m	= 3.55m/6.38m
• MINIMUM REAR YARD	= 7.60m	= 6.17m*
• MAXIMUM COVERAGE	= 45%	= 31%/25%
• MINIMUM FLOOR AREA/UNIT	= 70m ²	= 72.49m ²
• MAXIMUM HEIGHT	= 10.50m	=

* MINOR VARIANCE REQUIRED/ZONE AMENDMENT

PROPOSED DWELLING:

TOP OF FOUNDATION @ PORCH	= (339.04)
TOP OF FOUNDATION	= (339.22)
UNDERSIDE OF FOOTING (MIN. FROST)	= (337.51)
FINISHED FLOOR	= (339.22)
TOP OF PORCH	= (339.17)

NOTES:

- NOT A STANDARD FOUNDATION. SLAB WITH FROST WALLS.
- BUILDER IS TO ENSURE PROPOSED UNDERSIDE OF FOOTING ALLOWS GRAVITY SANITARY CONNECTION.

CAUTION: - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- THIS SKETCH IS PROTECTED BY COPYRIGHT. ©

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SITE PLAN FOR:
PROPOSED DWELLING ON EAST HALF OF LOT 10, EAST OF QUEEN STREET REGISTERED PLAN 506 GEOGRAPHIC TOWN OF DURHAM MUNICIPALITY OF WEST GREY COUNTY OF GREY

DRAWING REVISION SCHEDULE

NO.	REVISION	DATE
2		
1	AMEND DIMENSIONS	FEB. 17, 2026
0	INITIAL SUBMISSION	FEB. 12, 2026

PREPARED FOR: CANDUE HOMES
34204-25

DRAWING SCALE 1 : 100

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: TML	DESIGNED BY: WV	PROJECT No. 34204-25
Feb 17, 2026-8:49am G:\DURHAM\506\ACAD\SITE PLAN LOT10 (34204-25) UTM 2010.dwg		
© 2026 VAN HARTEN SURVEYING INC. NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF VAN HARTEN SURVEYING INC.		