

HP WITH LIGHT	HPL	CONIFEROUS TREE
HYDRO METER	HM	
HYDRO POLE	• HP	
GAS METER	GM	
DOWNSPOUT	DS	→
WATER VALVE	WV	↔
EXISTING ELEVATION	x 206.55	TREE TO BE REMOVED
PROPOSED ELEVATION	x (206.55)	
TOP OF FOUNDATION	- TF	
OVERHEAD HYDRO	— OH — OH —	
OVERHEAD BELL	— OB — OB —	
FENCING	— X — X —	
PROPOSED DIRECTION OF FLOW		
TOP OF BANK SLOPE (3:1 MAX.)		
ASPHALT		
GRAVEL		
PAVEMENT		
CONCRETE		

SURVEY INFORMATION:

BENCHMARK REFERENCE:

ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CVGD28 DATUM (1978 ADJUSTMENT) WITH GEODID MODEL HTV2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

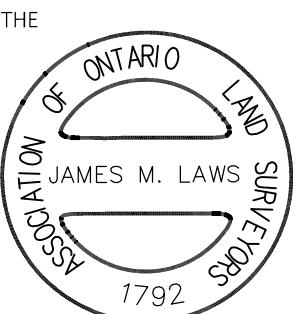
SITE BENCHMARK:

NAIL IN HYDRO POLE IN FRONT OF HOUSE No. 387 HAVING AN ELEVATION OF 344.09 (APPROXIMATELY 1.9m ABOVE GROUND).

TOPOGRAPHIC SURVEY DATE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 2nd DAY OF JULY, 2025.


JAMES M. LAWS
ONTARIO LAND SURVEYOR



NOTES:

- ATTEMPTS ARE TO BE MADE TO ENSURE ANY ABUTTING LOTS WITH DRAINAGE OUTLETTING 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 ABUTTING PROPERTY OWNER.
- IF GROUNDWATER IS ENCOUNTERED DURING THE EXCAVATION FOR THE FOUNDATION, A GEOTECHNICAL ENGINEER SHALL BE CONSULTED.
- IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THE FOOTINGS ARE PLACED ABOVE SEASONAL GROUNDWATER LEVEL.
- 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 HL3F 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:

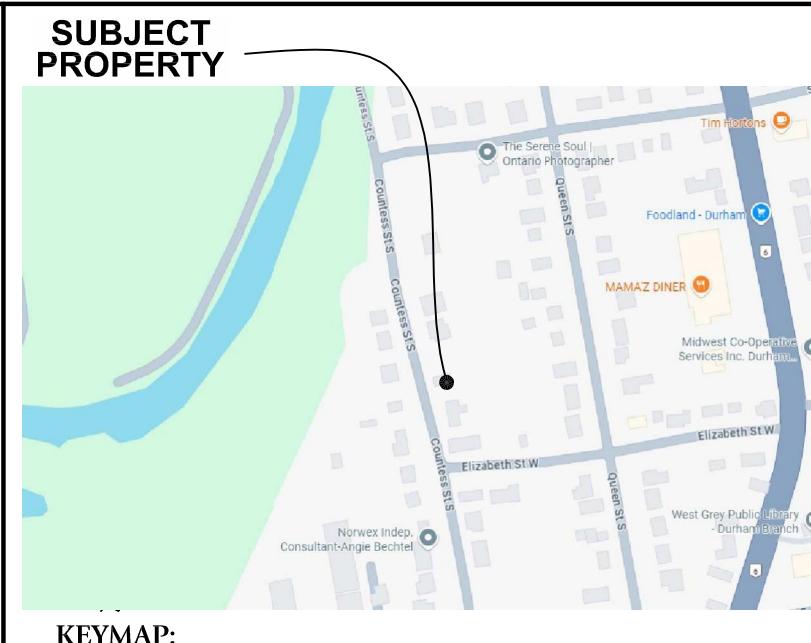
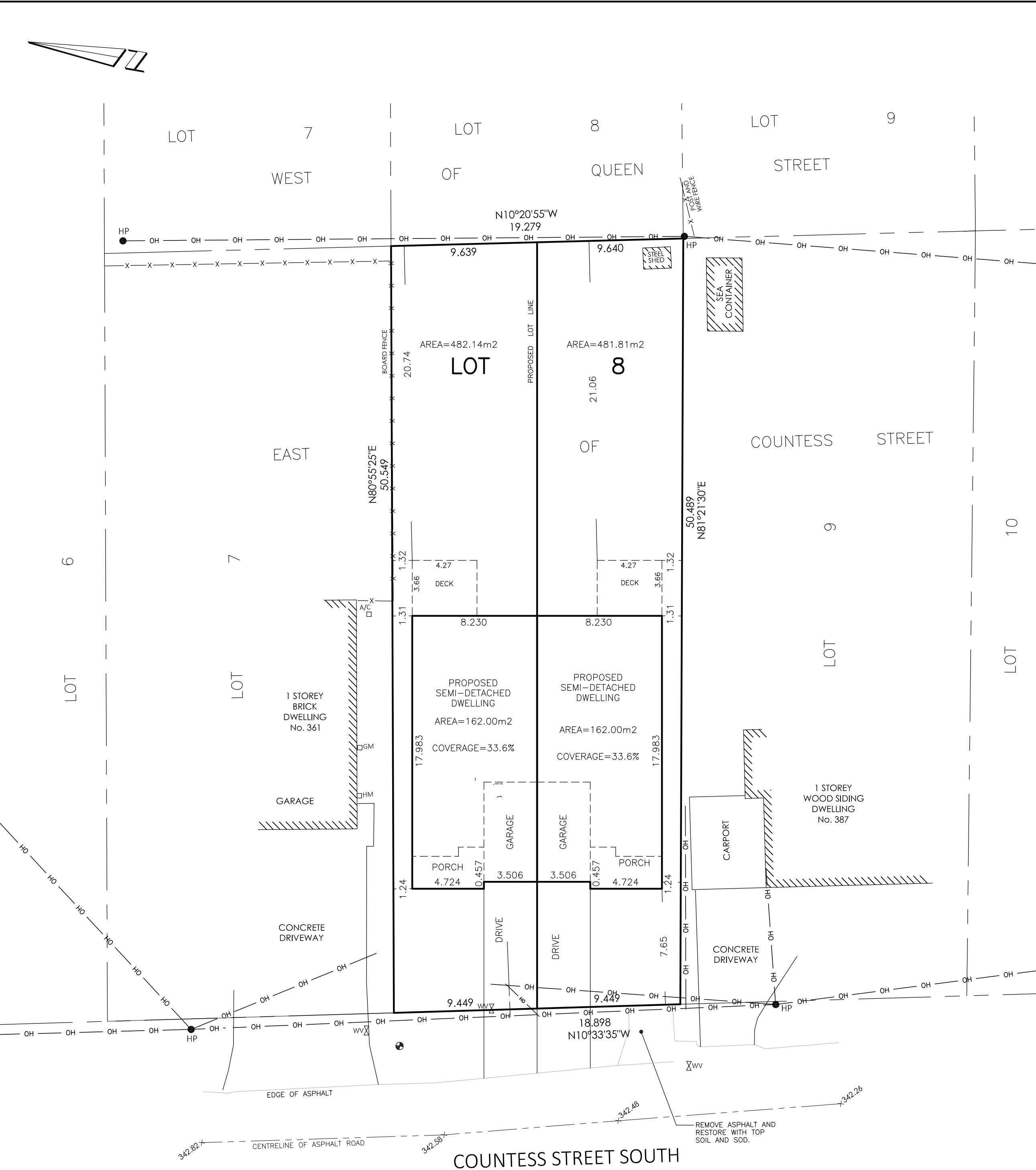
- UMP PUMP TO DISCHARGE TO GRADE.
- BUILDER IS TO ENSURE THE PROPOSED UNDERSIDE OF FOOTING ALLOWS A GRAVITY SANITARY SEWER CONNECTION.
- IF GRAVITY FLOW TO THE SANITARY SERVICE CANNOT BE ACHIEVED FROM THE PROPOSED UNDERSIDE OF FOOTING, A SEWAGE EJECTOR PUMP IS TO BE INSTALLED AS PER O.B.C. AND MUNICIPAL REQUIREMENTS.
- 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 37317-0283 (LT)
- 375 COUNTESS STREET SOUTH
- LOT 8, REGISTERED PLAN 506
- GEOGRAPHIC TOWN OF DURHAM, MUNICIPALITY OF WEST GREY
- COUNTY OF GREY

PROPOSED ZONING: RESIDENTIAL: R2-SEMI-DETACHED

ITEM	REQUIRED	PROPOSED
MINIMUM LOT AREA/UNIT	= 275.00m ²	= 481.81m ²
MINIMUM LOT FRONTAGE/UNIT	= 9.00m	= 9.449m
MINIMUM FRONT YARD	= 7.60m	= 7.65m
MINIMUM INTERIOR SIDE YARD	= 1.20m	= 1.24m
MINIMUM REAR YARD	= 7.60m	= 20.74m
MAXIMUM COVERAGE	= 45%	= 34%
MAXIMUM HEIGHT	= 10.50m	=

PROPOSED DWELLING:

TOP OF FOUNDATION	= (343.10)
UNDERSIDE OF FOOTING	= (340.51)
BASEMENT FLOOR	= (340.87)
FINISHED FLOOR	= (343.40)
GARAGE CUT TO FINISHED SLAB	= (0.20)
FROST FOOTINGS REQUIRED	= (MIN. 340.35)

NOTES:

- 7'-10" FOUNDATION WALL HEIGHT WITH 8" FOOTINGS AND 4" CONCRETE BASEMENT FLOOR PLUS 2" INSULATION.
- SIDE YARD TOLERANCE IS LESS THAN 0.05m. IT IS THE SURVEYOR'S RECOMMENDATION THAT FOOTINGS BE PINNED.
- BUILDER IS TO ENSURE PROPOSED UNDERSIDE OF FOOTING ALLOWS GRAVITY SANITARY CONNECTION. SEWAGE EJECTOR MAY BE REQUIRED.

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 ALL OF LOT 8

EAST OF COUNTESS STREET

REGISTERED PLAN 506

GEOGRAPHIC TOWN OF DURHAM
MUNICIPALITY OF WEST GREY
COUNTY OF GREY

DRAWING REVISION SCHEDULE

3		
2		
1	CLIENT'S COMMENTS REVISION	OCT. 7, 2025 DATE

PREPARED FOR: CANDUE HOMES

PROJECT No. 34576-25

DRAWING SCALE 1 : 200



Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangesville Ph: 519-940-4110
www.vanharten.com	info@vanharten.com	
DRAWN BY: TML	DESIGNED BY: WV	PROJECT No. 34576-25
Nov 18, 2025-1:25pm G:\DURHAM\506\ACAD\SITE PLAN LOT 8 (34576-25).dwg		

© 2025 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.