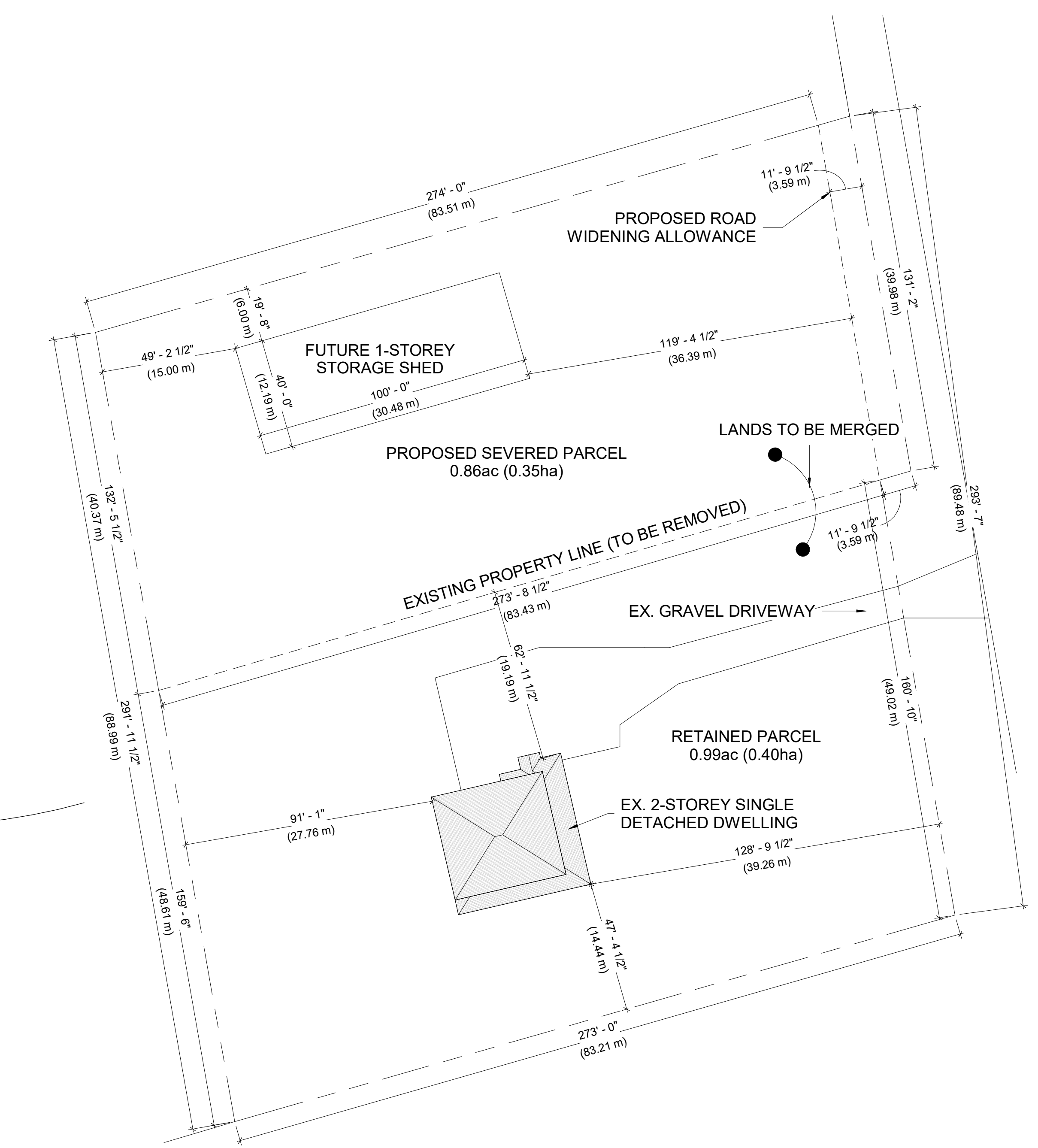
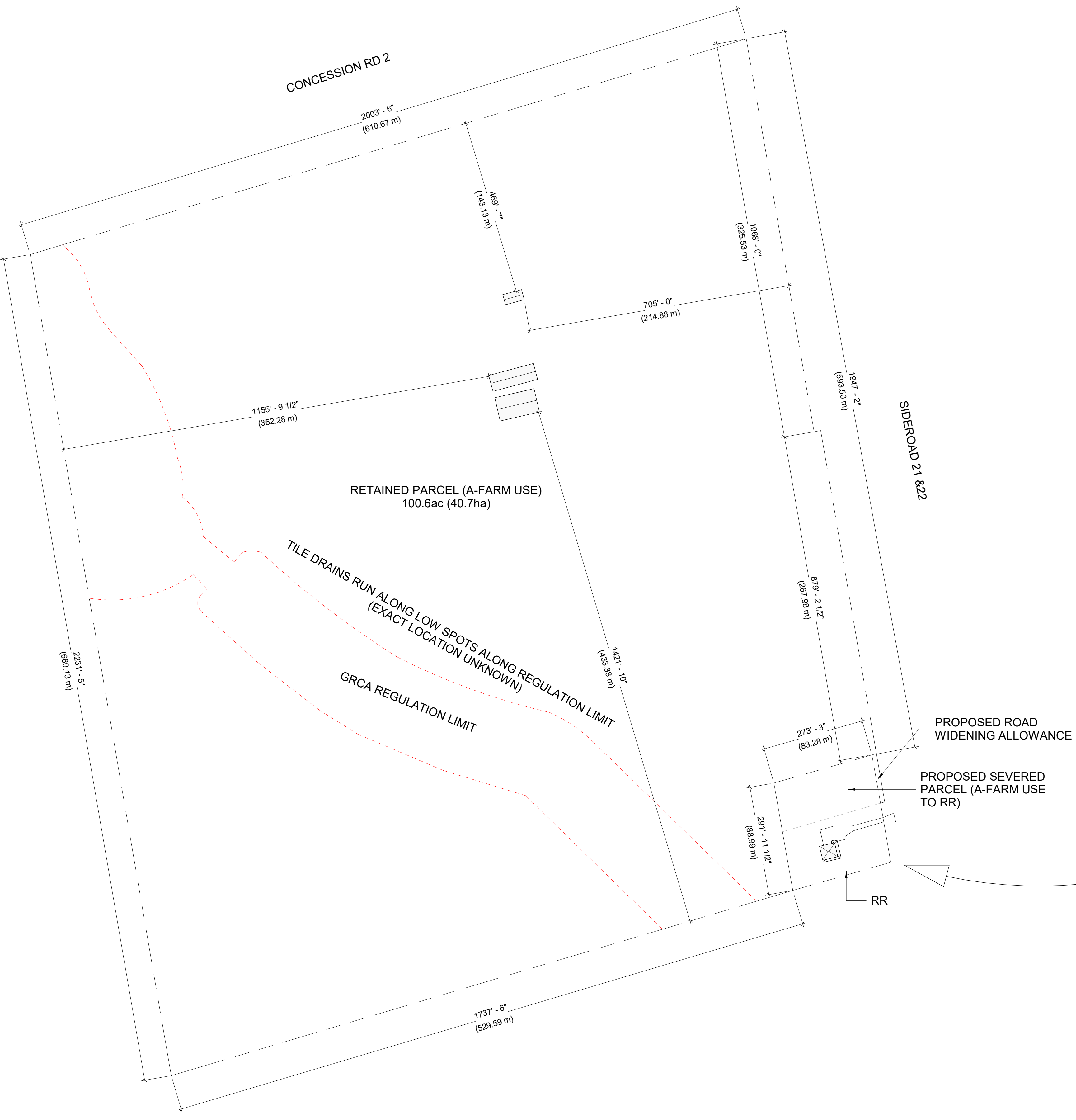


ZONING TABLE (BY-LAW 09-10, TABLE 5.1.2 & 5.2.3)				
BYLAW	REQUIRED (RR)	PROPOSED (RR)	REQUIRED (A-FARM)	PROPOSED (A-FARM)
LOT AREA	0.4ha	0.74ha	40ha	40.7ha
LOT COVERAGE	N/A	7.9% (0.06ha)	15% (6ha)	0.35% (0.14ha)
LOT FRONTAGE	45m	89.5m	150m	610.7m
FRONT SETBACK	15m	36.4m	30m	143.1m
REAR SETBACK	15m	15m	30m	433.4m
INT. SIDE YARD SETBACK	6m	6m	N/A	352.3m
EXT. SIDE YARD SETBACK	30m	N/A	30m	214.9m
LANDSCAPE AREA	20%	91.9% (0.73ha)	N/A	99.65% (40.6ha)

NOTE:
DIMENSIONS SHOWN ARE CLOSE ESTIMATIONS AND REQUIRE A REGISTERED SURVEYOR TO CONFIRM EXACT DIMENSIONS AND LOCATIONS OF PLAN DETAILS



- DIRECT VENTED EXHAUST FAN
- INTERCONNECTED SMOKE DETECTOR W/ VISUAL SIGNALING COMPONENT
- CARBON MONOXIDE DETECTOR

RESIDENTIAL FLOOR AREA:
BASEMENT =
MAIN FLOOR =
SECOND FLOOR =
TOTAL =

GROSS FLOOR AREA:
BASEMENT =
MAIN FLOOR =
SECOND FLOOR =
TOTAL =

- GENERAL NOTES:**
- ALL EXISTING DIMENSIONS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & PRODUCTION OF PREFABRICATED PRODUCTS SUCH AS PRE-ENGINEERED WOOD TRUSSES. THE DESIGNER MUST BE NOTIFIED OF ANY MAJOR DISCREPANCIES BEFORE WORK COMMENCES
 - ALL CONSTRUCTION TO CONFORM WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE.
 - ALL FRAMED WALL DIMENSIONS ARE TAKEN FROM THE STUD. IF EXISTING WALL DIMENSION IS TAKEN FROM EXPOSED FACE OF THE WALL/SURFACE.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER

QUALIFICATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.5.1 OF THE BUILDING CODE

NAME: ETON MERRITT
BCIN: 117253

REGISTRATION INFORMATION
REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.2.4.1 OF THE BUILDING CODE

FIRM NAME: RHODES DESIGN MANAGEMENT
BCIN: 128555



Project Name: 033208 S21-22 Severance
Project Address: 33208 21&22 Sideroad, Grand Valley, ON L9W 0E9

Landscape Plan	
S104	
Project number	Rev 3
Date	May 7, 2026
Scale	As indicated