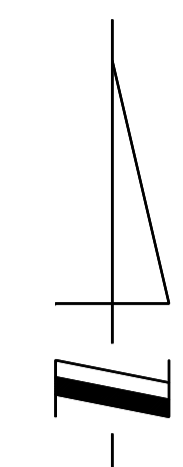


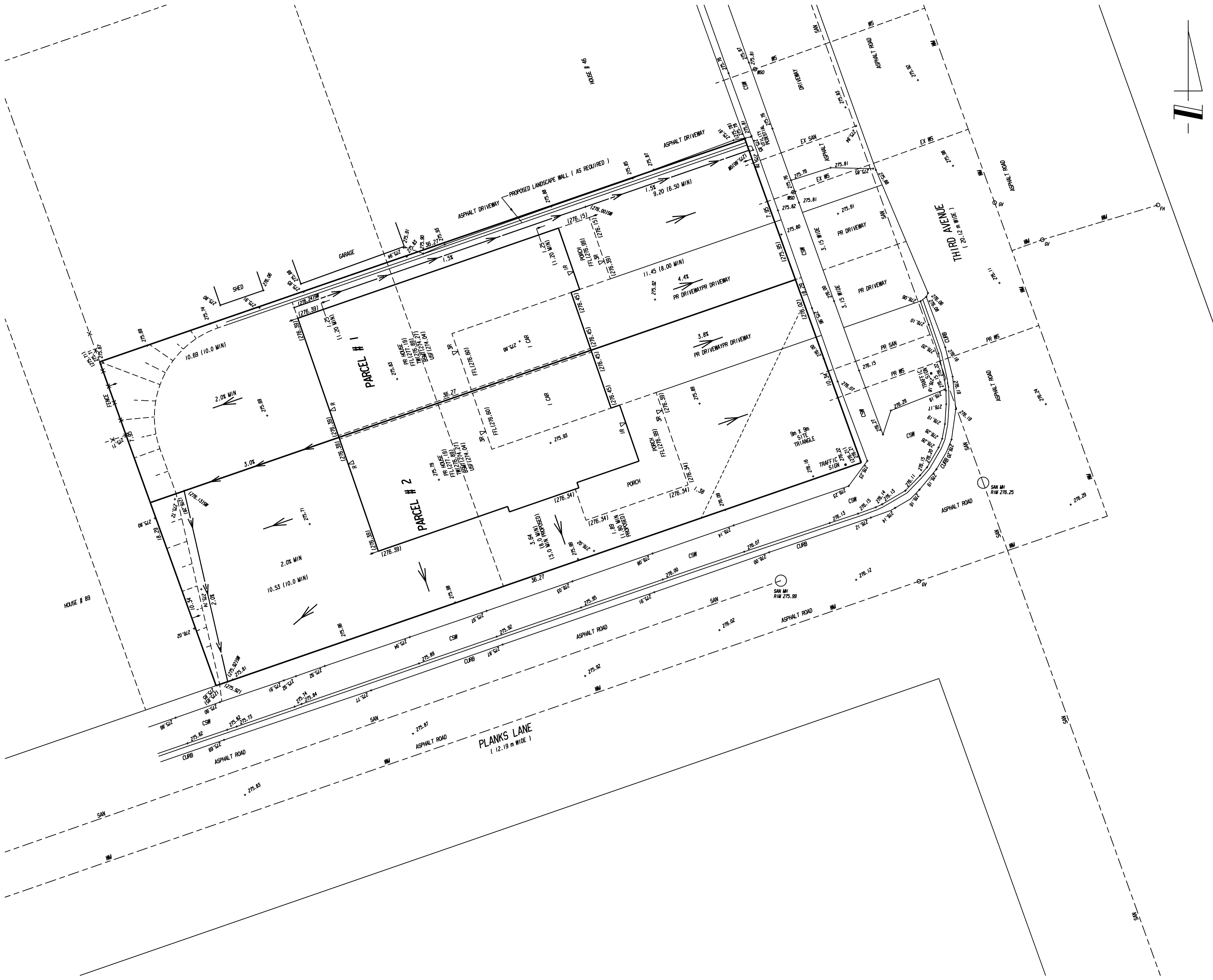
CONCEPT GRADING PLAN
 / SITE PLAN
 / SITE SERVICING PLAN
 # 50 THIRD AVENUE
 PART OF LOT 'R' & PART OF LOT 'Q', BLOCK 66,
 MUNICIPAL PLAN No. 83,
 TOWN OF UXBRIDGE,
 NOW IN THE,
 TOWNSHIP OF UXBRIDGE
 REGIONAL MUNICIPALITY OF DURHAM
 SCALE - 1 : 100



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

NOTES.
 LOT AREA (L) = 375 SQ.M.
 LOT AREA (R) = 288 SQ.M.
 BUILDING AREA (L) = 111.6 SQ.M.
 BUILDING AREA (R) = 102.6 SQ.M.
 LOT COVERAGE (L) = 29.8%
 LOT COVERAGE (R) = 35.6%
 EXISTING ZONING IS R1

PROPOSED ZONING IS R2-EXCEPTION
 PROPOSED EXTERIOR SIDE YARD HOUSE = 3.0 METRES
 PROPOSED EXTERIOR SIDE YARD PORCH = 1.8 METRES
 PROPOSED INTERIOR SIDE YARD = 1.2 METRES
 PROPOSED MINIMUM LOT FRONTAGE = 7.9 METRES
 PROPOSED MINIMUM LOT AREA = 280 SQUARE METRES
 PROPOSED MAXIMUM LOT COVERAGE = 38%



CONSULTANT DECLARATION.
 1) THE FIELDWORK WAS OBTAINED ON NOVEMBER 13, 2023.

NOVEMBER 23, 2023

Ralph F. Grander
 RALPH F. GRANDER
 ONTARIO LAND SURVEYOR

H. F. GRANDER Co. Ltd.
 ONTARIO LAND SURVEYOR
 1575 HIGHWAY 7A WEST, UNIT 2A
 POST OFFICE BOX 616
 PORT PERRY, ONTARIO
 L9L 1A6
 TEL. (905) 985-3600
 FAX. (905) 985-2347

CADD FILE: 8391-SP.1.DPD
 PROJECT No. 8391-SP