



AREA: 425.1m²
ZONING: BR

- GARAGE LOCATION
- HYDRANT
- POWER SERVICE
- C. C. LOCATION
- TRANSFORMER
- PEDESTAL
- STREET LIGHT
- ELEV. 765.17

*ALL INFORMATION SHOWN ON THIS PLAN WAS BASED ON ENGINEERING PLANS PRIOR TO FINAL SUBMISSION AND UNREGISTERED LEGAL SUBDIVISION PLANS. AS SUCH THIS MUST BE COMPARED TO FINAL ENGINEERING DRAWINGS AND REGISTERED LEGAL SUBDIVISION PLANS TO ENSURE ACCURACY PRIOR TO ANY CONSTRUCTION.

*THIS PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL APPROVING AUTHORITY AND THE AGENT RESPONSIBLE FOR THE ARCHITECTURAL CONTROL GUIDELINES.

*THE BUILDER/OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED.

*ALL DIMENSION AND SERVICES SHOWN MUST BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION

*ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.

*SETBACKS FOR ACCESSORY BUILDS ARE AS FOLLOWS:

- REAR YARD SETBACK IS 1.2m, EXCEPT WHERE THE FACING WALL OF THE DETACHED GARAGE TO A LANE SHALL NOT BE LESS THAN 6.5m FROM THE REAR PROPERTY LINE.
- SIDE YARD SETBACK IS 1.2m, EXCEPT WHERE THERE IS A SEMI-DETACHED DWELLING OR A MULTI-ATTACHED DWELLING THE SIDE YARD SHALL BE 0.0 M ON AN INTERIOR LOT AND 1.2m ON AN END LOT EXCEPTING THE CASE WHERE THE END DWELLING UNIT FLANKS A PUBLIC ROADWAY OTHER THAN A LANE, THE YARD ABUTTING THE FLANKING PUBLIC ROADWAY SHALL BE DEEMED TO BE THE SIDE YARD AND SHALL BE NOT LESS THAN 4.5m.

J:\116881_TriompStg5LS\5.9 Drawings\59geomatics\Drawings\116881BP1.dwg



TITLE: **TRIOMPHE STAGE 5 PLAN 182**
BLOCK 5 LOT 31



DRAWN BY: DA

DATE: MAY 25, 2018

SCALE: 1:300