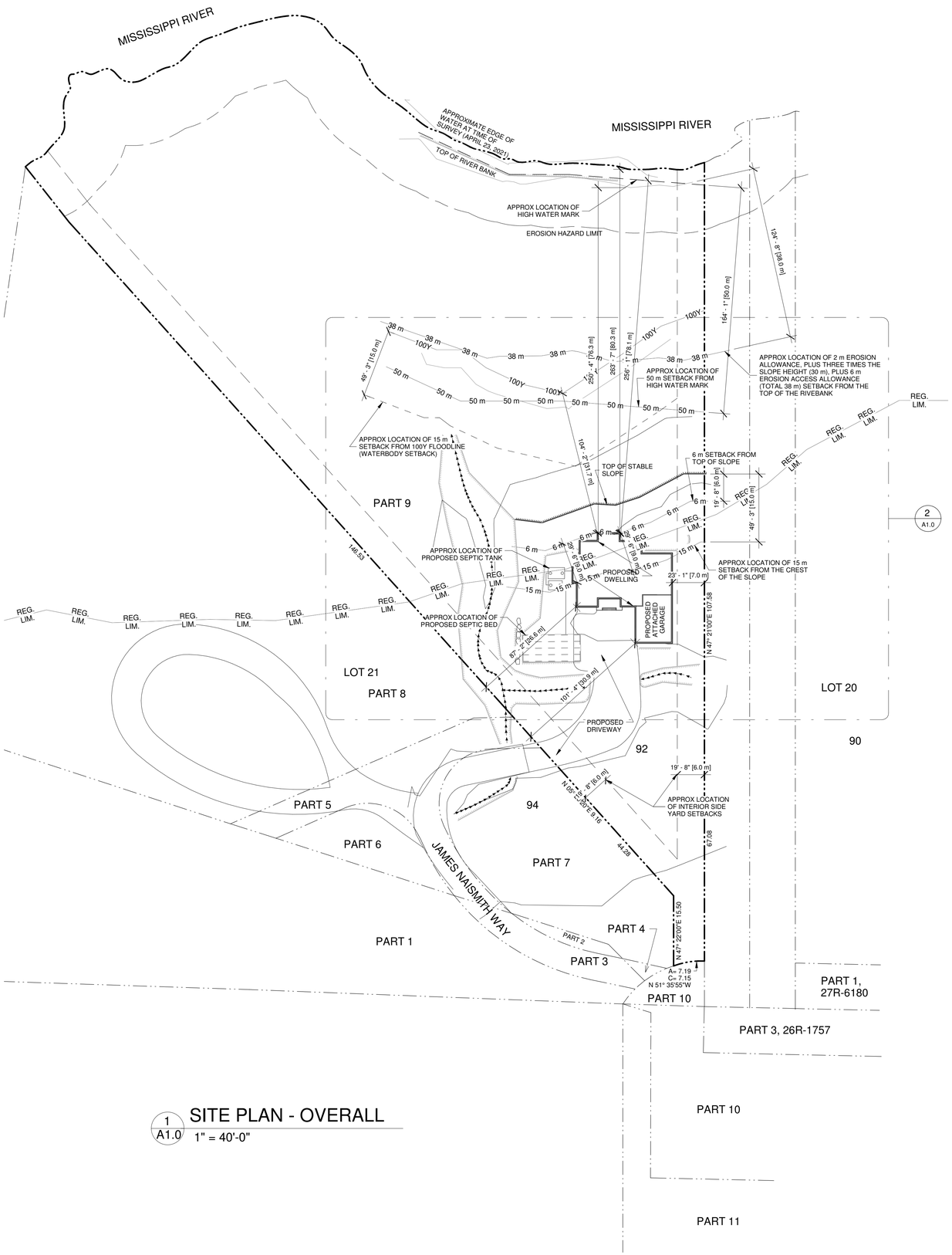


1 A1.0 SITE PLAN - OVERALL

1" = 40'-0"

SITE NOTES:

1) THIS SITE PLAN IS NOT A LEGAL SURVEY. IT HAS BEEN CREATED BASED ON ONLINE IMAGERY PROVIDED BY THE MUNICIPALITY & CONSERVATION AUTHORITY, & THE DRAFT GRADING PLAN "210120-GP" BY KOLLAARD ASSOCIATES. VALLEY D&D DOES NOT TAKE ANY RESPONSIBILITY FOR THE ACTUAL PLACEMENT OF THE BUILDING.

2) MATERIAL, SYSTEMS, APPLICATIONS AND CONSTRUCTION PRACTICES SHALL CONFORM TO THE CURRENT EDITION OF THE O.B.C.

3) THE AUTHORITIES HAVING JURISDICTION SHALL BE CONSULTED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR MATERIAL ALTERATION

4) ALL DIMENSIONS ARE APPROXIMATE

5) DO NOT SCALE DRAWINGS

SITE PLAN LEGEND:

- APPROX. PROPERTY LINE LOCATION
- APPROX. ADJACENT PROPERTY LINE LOCATION
- APPROX. SETBACK LOCATION
- REG. LIM. REG. LIM. - C.A. REGULATION LIMIT
- 100Y 100Y - C.A. 100 YEAR FLOOD LINE
- SLOPE DIRECTION
- FLOW PATH

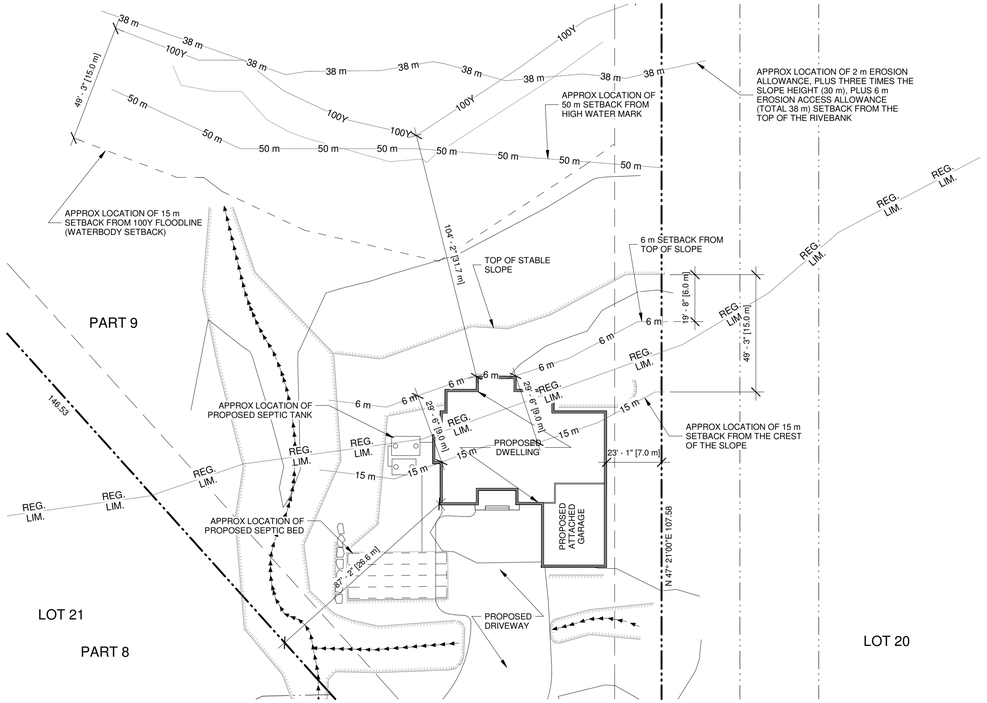
TRUE NORTH

PROJECT NORTH

ZONING INFORMATION:

ZONE: RURAL (RU-19)

APPLICABLE ZONE PROVISIONS:	REQUIRED	PROVIDED
LOT FRONTAGE	7.1m/23'-4"(MIN)	7.1m/23'-4"
FRONT YARD SETBACK	9m/29'-6"(MIN)	N/A
EXTERIOR SIDE YARD SETBACK	9m/29'-6"(MIN)	N/A
INTERIOR SIDE YARD SETBACK (A)	6m/19'-8"(MIN)	7.0m/23'-1"
INTERIOR SIDE YARD SETBACK (B)	6m/19'-8"(MIN)	26.6m/87'-2"
REAR YARD SETBACK	9m/29'-6"(MIN)	80.3m/263'-7"
WATERBODY SETBACK	15m/49'-3"(MIN) FROM 100Y FLOOD LINE	31.7m/104'-2"
RU-19 SITE-SPECIFIC (A)	38m/124'-8"(MIN) FROM T/O RIVERBANK	76.3m/250'-4"
RU-19 SITE-SPECIFIC (B)	15m/49'-3"(MIN) FROM CREST OF SLOPE	6.0m/19'-8"
RU-19 SITE-SPECIFIC (C)	50m/164'-1"(MIN) FROM HIGHWATER MARK	78.1m/256'-1"
BUILDING HEIGHT	11m/36'-1"(MAX)	5.3m/17'-5"
LOT COVERAGE	15% (MAX)	2.4%



2 A1.0 A1.0 - SITE PLAN - CONSTRUCTION AREA

1" = 30'-0"

DESIGNER DECLARATION

I, ROB RAMINSH OF VALLEY DESIGN & DRAFTING, TAKE RESPONSIBILITY FOR THE ARCHITECTURAL DESIGN WORK SHOWN ON THIS DRAWING.

VALLEY DESIGN & DRAFTING SHALL NOT ASSUME RESPONSIBILITY FOR THE DESIGN OF ANY OF THE FOLLOWING COMPONENTS: HVAC / MECH. VENT, BUILDING SERVICES, LIGHTING & POWER, FIRE PROTECTION, PLUMBING, ON-SITE SEWAGE SYSTEMS. THESE COMPONENTS SHALL BE DESIGNED BY AN INDIVIDUAL QUALIFIED AND REGISTERED IN THE APPROPRIATE CATEGORY.

ROB RAMINSH
INDIVIDUAL BCIN: 122414
DATE: 2026/06/03

VALLEY DRAFTING + DESIGN

142 EBERT ROAD, PERTH, ONTARIO, K7H 3C3

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613.913.8322

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GENERAL NOTES

1) MATERIAL, SYSTEMS, APPLICATIONS AND CONSTRUCTION PRACTICES SHALL CONFORM TO THE CURRENT EDITION OF THE O.B.C.

2) THE AUTHORITIES HAVING JURISDICTION SHALL BE CONSULTED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR MATERIAL ALTERATION

3) DO NOT SCALE DRAWINGS

4) ANY DISCREPANCIES ARE TO BE REVIEWED WITH VALLEY DESIGN + DRAFTING PRIOR TO CONSTRUCTION

5) REFER TO SHEET A4.1 FOR ALL NOTES, LEGENDS & SCHEDULES

REVISIONS

ITEM	DATE	#
PRELIM 2 - ISSUED FOR CLIENT REVIEW	26/01/06	2
PRELIM 3 - ISSUED FOR FINAL REVIEW	26/01/14	3
PRELIM 4 - ROOF ADJUSTMENTS	26/03/12	4
REVISED ROOF DESIGN	26/03/13	5
REVISED SITE PLAN FOR MINOR VARIANCE	26/06/03	6

CLIENT
BLAIR & JENNIFER WALKER

PROJECT
NEW HOUSE

92 JAMES NAISMITH WAY, ALMONTE, ON, K0A 1A0

DRAWING TITLE
PRELIMINARY SITE PLAN

SCALE
AS NOTED

DATE
OCTOBER 2025

SHEET
A1.0

FILE NUMBER
2540